



Ramsey Road | St. Ives | PE27 3XW

Rent £1,695 pcm

- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Driveway for Three Cars
- Enclosed Rear Garden
- Gas Central Heating
- Furnished Option
- Council Tax Band C
- EPC Rating D
- Available End of August

FAQ's
Council Tax Band: C
Smoking: Not Allowed

Application Process
Holding Deposit
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord dedining. We will retain the holding deposit if, for any reason, false or misleading information is given that affects the decision to let the property to you, you fail the "Referending," you withdraw from the agreement or you fail to take all reasonable steps to enter into the agreement. Where we retain the holding deposit, we will set out, in writing, our reasons for doing so within 7 days.

Deposit
The deposit is equal to 5 weeks rent.

Tenant Fees
Changes to the Tenancy Agreement - **£50 inc VAT**
Standard Door Key Replacement - **£10 inc VAT**
Specialist Door Key Replacement - **£20 - £50 inc VAT**
Fob Replacement - **£50 inc VAT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL Front Door: Laminate Flooring: Radiator: Hidden Storage housing meters: Doors to Lounge and Dining Room: Stairs to First Floor.

LOUNGE 21' 00" x 10' 05" (6.4m x 3.18m) Window to Front: Laminate Flooring: Radiator: Opening to Kitchen.

DINING ROOM 8' 06" x 8' 05" (2.59m x 2.57m) Laminate Flooring: Radiator: Under Stair Storage: Opening to Kitchen: Patio Door to Garden.

KITCHEN 13' 01" x 8' 09" (3.99m x 2.67m) Windows to Sides: Range of Base and Wall Units: Gas Hob: Double Electric Oven: Freestanding Fridge Freezer and Washing Machine: Integrated Dishwasher: Door to Cloakroom: Rear External Door to Garden.

CLOAKROOM 5' 00" x 2' 05" (1.52m x 0.74m) Window to Side: Wash Hand Basin: Toilet: Laminate Flooring: Radiator.

LANDING Storage Cupboard: Doors to All Bedrooms and Bathroom.

MASTER BEDROOM 11' 04" x 10' 05" (3.45m x 3.18m) Window to Front: Fitted Carpet: Radiator.

BEDROOM TWO 11' 00" x 6' 10" (3.35m x 2.08m) Window to Side: Fitted Carpet: Radiator.

BEDROOM THREE 10' 04" x 8' 11" (3.15m x 2.72m) Window to Rear: Fitted Carpet: Radiator.

BEDROOM FOUR 8' 05" x 8' 01" (2.57m x 2.46m) Window to Front: Fitted Carpet: Radiator.

BATHROOM 8' 05" x 5' 05" (2.57m x 1.65m) Obscured Windows to Rear: Bath with Shower Over: Wash Hand Basin: Toilet: Extractor Fan: Laminate Flooring: Heated Towel Rail.

OUTSIDE Enclosed Rear Garden with Patio Area and Side Access. Driveway Parking for Three Cars. Please note Garage is Excluded.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website

