



Fairfields Crescent | St Ives | PE27 5QH

Rent £1,350 pcm

- Three Bedrooms
- Semi Detached
- Spacious Living
- Cloakroom
- Garage
- Enclosed Rear Garden
- Unfurnished
- EPC Rating 'D'
- Council Tax Band 'C'
- Available NOW

**FAQ's**

Council Tax Band: C

Pets: Not Allowed

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 declining. 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 "Referencing," 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**

**Lounge Area** 17' 07" x 11' 10" (5.36m x 3.61m) Double Glazed Window To Front Aspect: Stairs Leading To First Floor: Door To Kitchen: Radiator: Built In TV Unit.

**Dining Area** 14' 03" x 8' 11" (4.34m x 2.72m) Wooden French Doors: Radiator.

**Downstairs WC** Double Glazed Window To Side Aspect: WC And Wash Hand Basin: Radiator.

**Kitchen** 10' 00" x 08' 01" (3.05m x 2.46m) Double Glazed Window To Rear: Open Hatch To Dining Area: Door To Utility Room; Fitted Kitchen With Base And Wall Units: Work Surface: Stainless Steel Separate Sink And Drainer: Integrated Oven: Hob: Extractor: Microwave: And Dishwasher: Tiled Splash Backs.

**Utility Room** 8' 6" x 8' 4" (2.59m x 2.54m) Double Glazed Door To Rear: Double Glazed Window To Rear Aspect: Fitted Wall And Base Units: Space For Fridge/Freezer: Plumbing For Washing Machine: Door Leading To Garage.

**Master Bedroom** 10' 10" x 09' 03" (3.3m x 2.82m) Double Glazed Window To Rear Aspect: Radiator: Built In Cupboard.

**Landing** Double Glazed Window To Side Aspect: Airing Cupboard: Loft Access: Doors To All Bedrooms And Bathroom.

**Bedroom Two** 09' 0" x 11' 05" (2.74m x 3.48m) Double Glazed Window To Front Aspect: Radiator.

**Bedroom Three** 7' 5" x 8' 3" (2.26m x 2.51m) Double Glazed Window To Front Aspect: Radiator.

**Bathroom** 5' 5" x 8' 3" (1.65m x 2.51m) Double Glazed Window To Rear Aspect: WC: Sink With Vanity Unit: Bath With Fitted Electric Shower: Fully Tiled.

**Front** Paved Driveway: Garage: Laid To Lawn: Planters: Enclosed By Wooden Fence.

**Rear Garden** Fully Enclosed With Fence: Storage Shed: Patio Area: Laid To Lawn.

**Entrance Hall** Double Glazed Door To Front Aspect: Small Coat Cupboard: Door To Lounge

