HARVEY ROBINSON

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Abbots Crescent | St. Ives | PE27 3YB

Rent £1,250 pcm

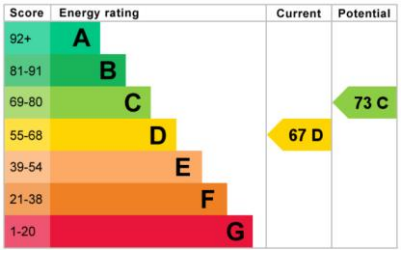
- Detached Chalet Bungalow
- Three Double Bedrooms
- Close To Local Amenities
- Ample Off Road Parking
- Sought After Town Location
- Catchment area to both Primary and Secondary
- Modern Fitted Kitchen and Bathroom
- EPC Rating D
- Council Tax Band D
- Available November

FAQ's
Council Tax Band: D
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**



KITCHEN 18' 4" x 8' 08" (5.59m x 2.64m) Large Newly Fitted, Modern Kitchen with A Mixture of Upper and Base units. Gas Hob, Fan Assist Oven, Fixed Extractor Hood. Large Pantry Storage Cupboard. Front Aspect window and Side Access Door.

DINING ROOM 11' 04" x 11' 07" (3.45m x 3.53m) Front Aspect window and Door to Front. Storage Cupboard and Passing Area to Kitchen.

BATHROOM 8' 05" x 5' 04" (2.57m x 1.63m) Newly Fitted, Modern Three Piece Suite, Shower Over Bath, Toilet and Hand Wash Basin with Fitted Storage Solution. Privacy Glass Window.

WC 2' 06" x 5' 07" (0.76m x 1.7m) Toilet: Privacy Glass Window to Rear.

LOUNGE 19' 00" x 10' 04" (5.79m x 3.15m) Large Lounge with Rear Garden Access and Feature Fire Place. Dual Aspect Windows.

MASTER BEDROOM 13' 02" x 9' 02" (4.01m x 2.79m) Ground Floor Master Bedroom: Fitted Mirrored Wardrobes with Lockable Doors: Large Rear Aspect Window: Large Under Stairs Cupboard.

BEDROOM TWO 10' 05" x 10' 05" (3.18m x 3.18m) Double Bedroom: Newly Painted: Side Aspect window: Eaves Storage.

BEDROOM THREE 12' 11" x 9' 04" (3.94m x 2.84m) Newly Painted: Front Aspect Window: Eaves Storage.

OUTSIDE Large Well Presented Rear Garden: Green House: Storage Shed: Side Access: Door to Garage.

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



