



Pippin Close | Over | Cambridge | CB24 5UA

Rent £1,395 pcm

- Semi-Detached Three Bed House
- Redecorated and New Flooring Throughout
- Village Location
- Kitchen/Diner
- Shower Room to Master Bedroom
- Single Garage with Additional Parking
- Newly Landscaped Garden
- Council Tax Band C
- EPC Rating C
- Available Now

**FAQ's**

Council Tax Band: C  
Smoking: Not Allowed

**Application Process**

**Holding Deposit**

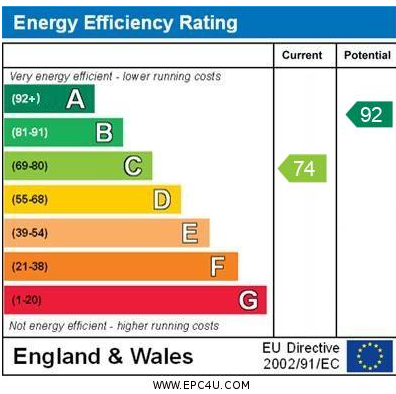
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in 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 "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**



**ENTRANCE HALL** Main Front Door: Stairs to First Floor: Doors to Cloakroom and Lounge: New Laminate Flooring.

**CLOAKROOM** 5' 00" x 2' 07" (1.52m x 0.79m) Obscured Window to Front: Toilet: Wash Hand Basin: New Laminate Flooring: Radiator.

**LOUNGE** 15' 00" x 12' 01" (4.57m x 3.68m) Window to Front: New Laminate Flooring: Radiator: Door to Kitchen/Diner.

**KITCHEN/DINER** 15' 08" x 10' 01" (4.78m x 3.07m) Window to Rear: Range of Base and Wall Units: New Electric Cooker and Extractor Hood: Space for Washing Machine and Fridge/Freezer: Under Stair Storage Cupboard: New Laminate Flooring: Radiators: Patio Doors to Garden and Garage Access.

**LANDING** Newly Carpeted: Doors to All Bedrooms and Family Bathroom.

**MASTER BEDROOM** 12' 04" x 11' 09" (3.76m x 3.58m) Windows to Front: Newly Carpeted: Radiator: Opening to Shower Room.

**SHOWER ROOM** 5' 11" x 3' 01" (1.8m x 0.94m) Shower Cubicle: Electric Shower: Wash Hand Basin: Extractor Fan: Airing Cupboard: Vinyl Flooring.

**BEDROOM TWO** 10' 06" x 9' 00" (3.2m x 2.74m) Window to Rear: Newly Carpeted: Radiator.

**BEDROOM THREE** 10' 05" x 6' 05" (3.18m x 1.96m) Window to Rear: Newly Carpeted: Radiator.

**BATHROOM** 6' 03" x 5' 06" (1.91m x 1.68m) Bath with Shower Attachment: Toilet: Wash Hand Basin: LED Mirror: Extractor Fan: Vinyl Flooring: Radiator.

**OUTSIDE** Rear Enclosed Landscaped Garden with Shed Base: Lawn to be Laid: Access to Garage.

Single Garage with Up and Over Door and Power.  
Parking for up to Three Cars.

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

