

Address: 38 Lindisfarne Close, Eynesbury, St Neots PE19 2UT

Rental: £975.00 per calendar month

Availability: Available Now



## FACT FILE

### PROPERTY STYLE

A modern two bedroom cluster home

### ACCOMMODATION

Entrance hall, lounge/diner with bay window, refitted kitchen, 2 double bedrooms and refitted bathroom with shower.

### BENEFITS/FEATURES

Gas radiator central heating  
UPVC double glazing  
Private enclosed garden  
Allocated parking space

### GENERAL CONDITION

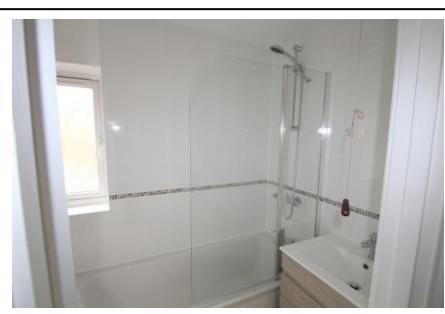
The property presented in excellent order throughout

### FURNISHINGS INCLUDED

Carpets and curtains throughout

### KITCHEN APPLIANCES

Electric Oven  
Electric Hob  
Extractor Hood



## LETTING TERMS & INFORMATION

<b>Availability</b>	Long term
<b>Rent Payable</b>	Monthly or weekly
<b>Deposit required</b>	£975.00
<b>Utilities included</b>	No
<b>Council Tax</b>	Band B
<b>Council tax payable</b>	£

### RESTRICTIONS

\* **Non-smoking property**

Our ref. W364

# Energy performance certificate (EPC)

38 Lindisfarne Close  
Eynesbury  
ST. NEOTS  
PE19 2UT

Energy rating

C

Valid until: 15 August 2032

Certificate number 2128-2060-1111-3190-5391

Property type End-terrace house

Total floor area 52 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

