



Fox Brook | St. Neots | PE19 6AL

Rent £1,600 pcm

- Three Bedroom House
- End Terraced Property
- Unfurnished
- Close To Train Station
- Close To Local Amenities
- Gas Central Heating
- Two Allocated Parking Spaces
- Council Tax Band 'C'
- EPC Rating 'C'
- Available February

**FAQ's**

Council Tax Band: B

Pets: Pets Considered

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**

**ENTRANCE HALL** Entrance Door Leading To Cloakroom, Stairs And Lounge: Gas Central Heating.

**CLOAKROOM** 4' 4" x 4' 3" (1.32m x 1.3m) Wash Hand Basin: Toilet: Gas Central Heating.

**LOUNGE** 17' 0" x 10' 01" (5.18m x 3.07m) Window To Front: Window To Side: Laminate Flooring: Gas Central Heating.

**KITCHEN/DINER** 17' 01" x 10' 03" (5.21m x 3.12m) Modern Fitted Kitchen/Diner: Integrated White Goods: Gas Hob: Oven: Storage Cupboard: Tiled Flooring: Patio Doors Leading To Garden: Gas Central Heating.

**LANDING** Doors Leading To Bedrooms And Family Bathroom: Fitted Carpet: Gas Central Heating.

**MASTER BEDROOM** 10' 4" x 9' 5" (3.15m x 2.87m) Fitted Carpet: Fitted Wardrobe: Door To Ensuite: Gas Central Heating.

**ENSUITE** Tiled Flooring: White Hand Basin: Toilet: Shower Cubicle: Gas Central Heating.

**BEDROOM TWO** 9' 7" x 8' 8" (2.92m x 2.64m) Fitted Carpet: Gas Central Heating.

**BEDROOM THREE** 8' 8" x 7' 2" (2.64m x 2.18m) Fitted Carpet: Gas Central Heating.

**BATHROOM** White Hand Basin: Toilet: Shower Over Bath: Tiled Flooring: Gas Central Heating.

**AGENT DETAILS** Client Money Protection Scheme: safeagent  
Redress Scheme: The Property Ombudsman  
Agent Fees: <https://www.harveyrobinson.co.uk>

