



Berkley Street | Eynesbury | St. Neots | PE19 2ND

Rent £1,150 pcm

- Mid Terraced House
- Two Bedrooms
- Modern Kitchen
- Off Road Parking for Two Cars
- Enclosed Rear Garden
- Gas Central Heating
- Unfurnished
- EPC Rating E
- Council Tax Band A
- Available August

**FAQ's**

Council Tax Band: A

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**

**LOUNGE** 12' 08" x 11' 08" (3.86m x 3.56m) Window to Front: Feature Hearth: Shelving: TV Bracket: Radiator: Laminate Flooring: Opening to Kitchen.

**KITCHEN** 8' 06" x 10' 06" (2.59m x 3.2m) Window to Rear: Range of Base and Wall Units: Induction Hob: Electric Oven: Extractor Hood: Space for Washing Machine and Fridge Freezer Under Stairs: Laminate Flooring: Stairs to First Floor: Opening to Hallway.

**BATHROOM**

**HALLWAY** Small Hallway Area: Laminate Flooring: Radiator: Door to Bathroom and External Door to Garden.

**BATHROOM** 6' 06" x 4' 01" (1.98m x 1.24m) Obscured Window to Rear: Boiler Cupboard with Space for Tumble Dryer: Bath with Shower Over: Toilet: Wash Hand Basin: Tiled Flooring.

**MASTER BEDROOM** 11' 10" x 11' 10" (3.61m x 3.61m) Window to Front: Laminate Flooring: Radiator.

**BEDROOM TWO** 8' 02" x 8' 04" (2.49m x 2.54m) Obscured Window to Rear: Laminate Flooring: Radiator.

**OUTSIDE** Enclosed Rear Garden with Shed. Two Allocated Parking Spaces.

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

