



Cookson Close | Yaxley | Peterborough | PE7 3WN

Rent £995 pcm

- Mid Terraced House
- Two Bedrooms
- Gas Central Heating
- Double Glazed Windows
- Unfurnished
- Enclosed Rear Garden
- Single Garage
- EPC Rating 'C'
- Council Tax Band 'A'
- Available NOW

FAQ's

Council Tax Band: A
 Pets: Considered
 Smoking: Not Allowed

Application Process

Holding Deposit

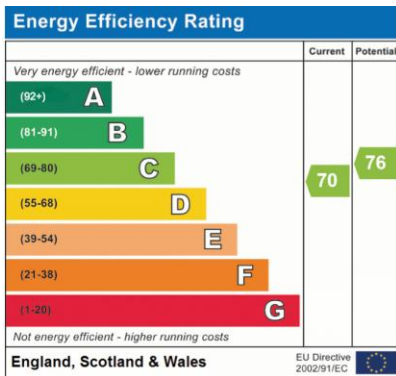
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in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

LOUNGE 13' 1" x 11' 7" (3.99m x 3.53m) Window to Front: Stairs to First Floor Landing: Door to Kitchen.

KITCHEN/DINER 11' 7" x 10' 8" (3.53m x 3.25m) Window and Door to Rear Garden: White Fitted Kitchen: Space for Washing Machine and Fridge Freezer: Under Stairs Storage Cupboard.

MASTER BEDROOM 12' 4" x 11' 8" (3.76m x 3.56m) Storage Cupboard: Window to Front: Radiator: New Carpets.

BEDROOM TWO 7' 4" x 6' 9" (2.24m x 2.06m) Window to Rear: Radiator: New Carpets.

BATHROOM White Suite: Shower Over Bath: Toilet: Wash Hand Basin: Airing Cupboard.

REAR GARDEN Laid to Lawn: Rear Gated Access.

SINGLE GARAGE The House comes with a Single Garage on Block to the rear of the property.

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

