HARVEY ROBINSON

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Manor Gardens | Buckden | St. Neots | PE19 5TW

Rent £1,200 pcm

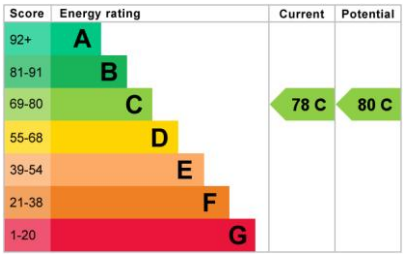
- End Terraced House
- Two Bedrooms
- Modern Kitchen and Bathroom
- Village Location
- Gas Central Heating
- Enclosed Rear Garden
- Single Garage and Driveway
- Council Tax Band C
- EPC Rating C
- Available December

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 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 Door to Lounge.

LOUNGE 15' 00" x 10' 11" (4.57m x 3.33m) Window to Front: Understairs Storage Cupboard: Electric Fireplace: Radiator: Fitted Carpet: Stairs to First Floor Landing: Door to Kitchen.

KITCHEN 8' 07" x 10' 11" (2.62m x 3.33m) Window to Rear: Range of Base and Wall Units: Electric Oven: Induction Hob: Extractor Hood: Integrated Fridge/Freezer: Space for Washing Machine: Radiator: Tiled Flooring: Door to Garden:

LANDING Doors to Bedrooms and Bathroom: Airing Cupboard: Fitted Carpet.

MASTER BEDROOM 11' 00" x 8' 10" (3.35m x 2.69m) Window to Rear: Radiator: Fitted Carpet.

BEDROOM TWO 11' 00" x 8' 10" (3.35m x 2.69m) Window to Front: Radiator: Fitted Carpet.

BATHROOM 5' 06" x 7' 11" (1.68m x 2.41m) Obscured Window to Side: Heated Towel Radiator: Shower Over Bath: Rainfall Shower: Toilet: Wash Hand Basin: Tiled Flooring.

OUTSIDE Enclosed Rear Garden with Lawn and Patio Area.
Single Garage with Driveway.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - www.harveyrobinson.co.uk



