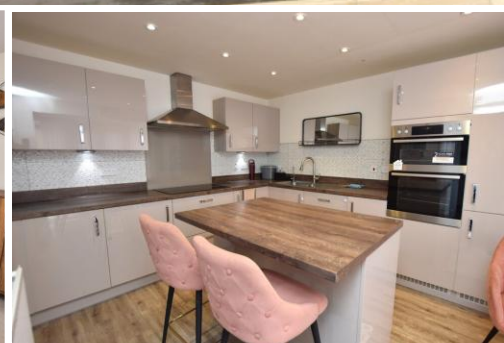




Innkeeper Way | Godmanchester | Huntingdon | PE29 2FB

Rent £2,850 pcm

- Five Bedroom Detached House
- Four Bathrooms and Cloakroom
- Fully Furnished
- Integrated Appliances
- Enclosed Landscaped Garden
- Double Garage and EV Charging Point
- Driveway for Four Cars
- Council Tax Band F
- EPC Rating B
- Available End Of Sept

FAQ's
Council Tax Band: F
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**

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL Main Front Door: Storage Cupboard: Under Stair Storage Drawers: Doors to Open Plan Lounge Diner, Second Reception Room: Cloakroom and Kitchen.
LOUNGE/ DINER 21' 05" x 11' 05" (6.53m x 3.48m) Bay Window to Front and Windows to Side: Fitted Carpet: Radiators: French Doors to Garden: Four Piece Sofa Set: Dining Table and Chairs.
SNUG 10' 07" x 9' 04" (3.23m x 2.84m) Bay Windowto Front: Fitted Carpet: Radiator: Sofa: Coffee Table: T V and Stand.
CLOAKROOM 4' 11" x 3' 02" (1.5m x 0.97m) Toilet with Bidet: Wash Hand Basin: Extractor Fan: LVT Flooring: Radiator.
KITCHEN 14' 03" x 10' 06" (4.34m x 3.2m) Range of Base and Wall Units: Kitchen Island with Stools: Integrated Dishwasher and Fridge Freezer: Hob with Extractor Hood: Double Oven: LVT Flooring: Radiator: French Doors to Garden: Small Lounge Set.
UTILITY ROOM 6' 08" x 6' 00" (2.03m x 1.83m) Range of Base and Wall Units: Free Standing Washing Machine and Tumble Dryer: Microwave: LVT Flooring: Door to Garden.
FIRST FLOOR LANDING Doors to Family Bathroom and Bedroom 1, 2 and 5: Stairs to Second Floor: Fitted Carpet: Radiator.
MASTER BEDROOM 13' 10" x 10' 07" (4.22m x 3.23m) Window to Front: Fitted Carpet: Radiator: Three Built In Double Wardrobes: Dry Cleaning Unit: Bed Frame and Mattress: Dressing Table: Bedside Tables: Door to Ensuite.
ENSUITE TO MASTER 9' 09" x 7' 05" (2.97m x 2.26m) Obscured Window to Rear: Four Piece Suite: Bath: Shower Cubicle: Toilet with Bidet: Wash Hand Basin: Mirrored Vanity Unit: Storage Cupboard: Extractor Fan: LVT Flooring: Radiator.
BEDROOM TWO 12' 02" x 11' 07" (3.71m x 3.53m) Window to Front: Fitted Carpet: Radiator: Built In Wardrobe: Bed Frame and Mattress: Bedside Tables: Desk and Chair: Door to Ensuite.
ENSUITE TO BEDROOM TWO 6' 07" x 5' 07" (2.01m x 1.7m) Obscured Window to Front: Shower Cubicle: Toilet with Bidet: Wash Hand Basin with Storage: Extractor Fan: LVT Flooring: Radiator.
FAMILY BATHROOM 7' 08" x 5' 06" (2.34m x 1.68m) Obscured Window to Rear: Bath with Shower Over: Toilet with Bidet: Wash Hand Basin: Extractor Fan: LVT Flooring: Radiator.
BEDROOM FIVE/ OFFICE 11' 05" x 8' 11" (3.48m x 2.72m) Window to Rear: Fitted Carpet: Radiators: Desk with Chair: Shelving Units.
SECOND FLOOR LANDING Large Landing Space: Storage Cupboard: Fitted Carpet: Desk and Chair.
BEDROOM THREE 15' 06" x 9' 07" (4.72m x 2.92m) Velux Windows and Window to Front: Fitted Wardrobes: Fitted Carpet: Radiator: Bed Frame and Mattress: Bedside Tables: Desk and Chair: Shelving Unit: Small Loft Space.
BEDROOM FOUR 10' 10" x 9' 03" (3.3m x 2.82m) Windows to Front and Side: Freestanding Wardrobe: Storage Units: Fitted Carpet: Radiators: Storage Cupboard.
SHOWER ROOM 5' 11" x 4' 08" (1.8m x 1.42m) Velux Window: Shower Cubicle: Toilet with Bidet: Wash Hand Basin: Extractor Fan: LVT Flooring: Radiator.
OUTSIDE Large Landscaped Garden to Rear: Fully Enclosed: Patio Area with Outdoor Furniture: Side Access.
Generous Double Garage with Carpet Tiles: Driveway Parking for up to Four Cars: EV Charging Point.

