



College Farm Court | Fen Drayton | Cambridge | CB24 4SZ

Rent £1,150 pcm

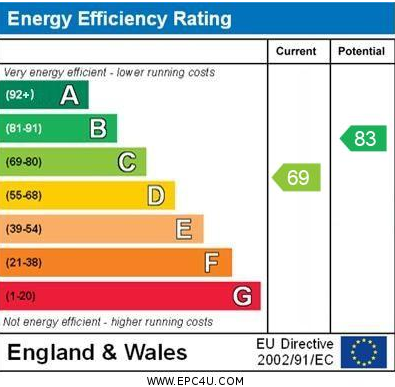
- Mews Style House
- Two Bedrooms
- Versatile Living
- Village Location
- Ample Storage
- Carport
- Gas Central Heating
- Council Tax Band B
- EPC Rating C
- Available Beginning of October

FAQ's
Council Tax Band: B
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 Doors To All Rooms: Understairs Storage Cupboard.

KITCHEN/BREAKFAST ROOM 12' 8" x 9' 8" (3.86m x 2.95m)
Kitchen/Breakfast Room: Range of Base and Wall Units: Free Standing Washing Machine: Free Standing Dishwasher: Free Standing Fridge Freezer: Laminate Flooring.

LOUNGE/DINER 17' 1" x 16' 3" (5.21m x 4.95m) Lounge/ Diner: Large Windows to Front Of Property: Inset Feature Fireplace: Gas Heating: Stairwell to Second Floor.

BEDROOM TWO 10' 3" x 7' 5" (3.12m x 2.26m) Window to Side: Storage Cupboard with Shelving: Gas Heating.

MASTER BEDROOM 13' 0" x 8' 5" (3.96m x 2.57m) Gabled Ceiling: Feature Window: Eaves Storage: Fitted Wardrobes: Gas Radiator.

BATHROOM 8' 9" x 7' 7" (2.67m x 2.31m) Generous Sized Bathroom: Corner Bath with Half Height Shower Fitted to Wall: Separate Shower Cubicle: Hand Wash Basin: Gas Heated Towel Radiator: Large Amount of Fixed Storage. Large Side Window.

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

