



Housden Close | St. Neots | PE19 0AF

Rent £1,995 pcm

- Detached House
- Four Bedrooms
- Ensuite to Master
- Utility Room
- Garage and Driveway
- Enclosed Rear Garden
- Unfurnished
- EPC Rating B
- Council Tax Band E
- Available August

**FAQ's**

Council Tax Band: E  
Smoking: Not Allowed

**Application Process**  
**Holding Deposit**

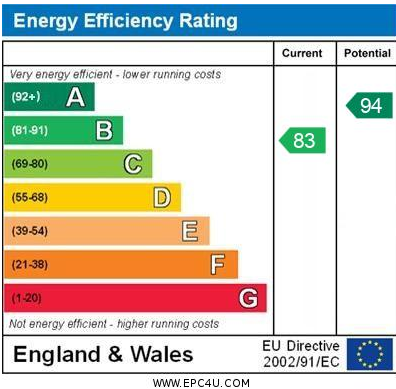
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in 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 Cloakroom, Lounge and Kitchen/Diner.  
**CLOAKROOM** Obscured Window to Front: Wash Hand Basin: Toilet: Vinyl Flooring: Radiator.  
**LOUNGE** 15' 11" x 11' 3" (4.85m x 3.43m) Large Windows to Front and Side: Fitted Carpet: Radiator.  
**UTILITY ROOM** 9' 7" x 5' 7" (2.92m x 1.7m) Window to Side: Sink: Integrated Washer/Dryer: Separate Freezer: Side Access to Driveway.  
**KITCHEN/DINER** Kitchen: 11'0 x 9'7 - Window to Rear: Range of Base and Wall Units: Electric Oven: Gas Hob: Extractor Hood: Integrated Fridge and Dishwasher: Laminate Flooring.  
Dining Area: 14'10 x 9'4 - Laminate Flooring: Radiator: Bi-folding Doors to Garden.  
**MASTER BEDROOM** 11' 5" x 11' 4" (3.48m x 3.45m) Window to Front: Built In Wardrobes: Door to Ensuite.  
**ENSUITE** 8' 1" x 4' 5" (2.46m x 1.35m) Obscured Window to Side: Toilet: Wash Hand Basin: Vinyl Flooring: Heated Towel Rail.  
**BEDROOM TWO** 12' 10" x 10' 7" (3.91m x 3.23m) Window to Front: Fitted Carpet: Radiator.  
**BEDROOM THREE** 9' 4" x 8' 9" (2.84m x 2.67m) Window to Rear: Fitted Carpet: Radiator.  
**BEDROOM FOUR** 9' 7" x 8' 2" (2.92m x 2.49m) Window to Rear: Fitted Carpet: Radiator.  
**BATHROOM** 7' 5" x 6' 2" (2.26m x 1.88m) Obscured Window to Rear: Bath with Shower Over: Toilet: Wash Hand Basin: Heated Towel Rail: Vinyl Flooring.  
**OUTSIDE** Single Garage with Driveway Parking. Enclosed Rear Garden with Patio.  
**AGENT DETAILS** Client Money Protection Scheme: safeagent  
Redress Scheme: The Property Ombudsman  
Agent Fees can be found on our website - harveyrobinson.co.uk

