



The White House | St. Neots Road | Eaton Ford | PE19 7BE

Rent £1,050 pcm

- Two Bedrooms
- Gas Central Heating
- Modern Throughout
- Close To Amenities
- Kitchen Appliances Integrated
- Allocated Parking
- Unfurnished
- Council Tax Band 'B'
- EPC Rating 'D'
- Available Now

FAQ's

Council Tax Band: B
 Pets: Not Allowed
 Smoking: Not Allowed

Application Process

Holding Deposit

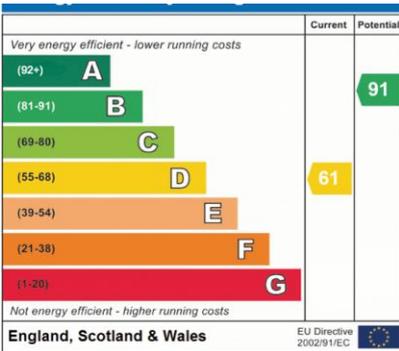
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in 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 7' 04" x 7' 00" (2.24m x 2.13m) Grey Laminate Flooring: Radiator: Painted Walls: Door To Front: Understairs Storage: Doors Leading To Lounge And Kitchen.

KITCHEN 10' 10" x 7' 10" (3.3m x 2.39m) Breakfast Bar: Grey Laminate Flooring: Integrated White Goods: Window To Side Aspect.

LOUNGE 15' 08" x 9' 04" (4.78m x 2.84m) Carpeted Flooring: Green Painted Walls: Window To Both Front And Back Aspect.

STAIRS/LANDING Carpeted Flooring: Painted Walls: Doors Leading To All Rooms: High Ceilings.

BEDROOM ONE 15' 09" x 7' 10" (4.8m x 2.39m) Carpeted Flooring: Painted Walls: Radiator: Windows To Both Front And Back Aspect.

BEDROOM TWO 7' 08" x 9' 00" (2.34m x 2.74m) Carpeted Flooring: Painted Walls: Radiator: Window To Front Aspect: Storage Cupboard.

BATHROOM 11' 01" x 4' 09" (3.38m x 1.45m) Carpeted Flooring: Half Tiled Walls: Radiator: Window To Rear Aspect: Walk In Shower Cubicle: Basin With Wooden Under Counter Unit: Ceramic Toilet: Tiled Effect Flooring.

ALLOCATED PARKING One Allocated Permit Parking Space To Front Of Property.

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

