

Address: Beaver Close, Eaton Socon, St Neots PE19 8LA

Rental: £895.00 per calendar month

Availability: Now

FACT FILE

PROPERTY STYLE

A fully refurbished one bedroom cluster home.

ACCOMMODATION

Lounge, refitted kitchen, spacious double bedroom and refitted shower room.

BENEFITS/FEATURES

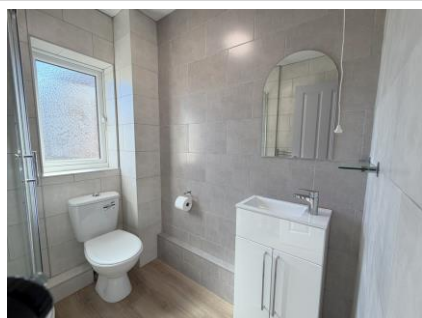
UPVC double glazing, gas radiator central heating, open plan garden, single garage with driveway.

GENERAL CONDITION

Fully redecorated and new flooring fitted throughout.

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood
Washing Machine



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly
Deposit required	£895.00
Utilities included	No
Council Tax	Band A
Council tax payable	£TBC

RESTRICTIONS

* **Non-smoking property**

Our ref. W745

66-68 St Loyes Street, Bedford, MK40 1EZ

www.laneandholmes.co.uk

Energy performance certificate (EPC)

15 Beaver Close
Eaton Socon
ST. NEOTS
PE19 8LA

Energy rating

C

Valid until:

25 September 2035

Certificate number:

0435-6021-9500-0576-5226

Property type

End-terrace house

Total floor area

37 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		