



Kym Road | Eaton Ford | St. Neots | PE19 7JT

Rent £1,350 pcm

- Semi-Detached House
- Three Bedrooms
- Open Plan Living Dining Area
- Close To Local Amenities and Town Centre
- Cul-De-Sac Location
- Single Garage
- Enclosed Rear Garden
- EPC Rating C
- Council Tax Band C
- Available Now

FAQ's
Council Tax Band: C
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 "Referending," 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		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL Entrance Hall: Window to Side: Door to Lounge/Dining Area.

LOUNGE/DINER 27' 9" x 16' 1" (8.46m x 4.9m) Generous Sized Open Plan Living Space: Front Aspect Window: Rear Sliding Patio Doors: Stairs Leading to Second Floor: Door to Kitchen.

KITCHEN 15' 2" x 7' 4" (4.62m x 2.24m) Modern Fitted Kitchen: Free Standing Dish Washer Included: Freestanding Cooker: Rear Aspect Window.

MASTER BEDROOM 16' 4" x 10' 2" (5m x 3.10m) Large Master Bedroom: Front Aspect Window: Gas Central Heating.

BEDROOM 11' 4" x 10' 2" (3.45m x 3.10m) Generous Sized Second Bedroom: Rear Aspect Window: Fitted Storage: Gas Central Heating.

BEDROOM 8' 6" x 5' 10" (2.59m x 1.78m) Third Bedroom: Front Aspect Window: Gas Central Heating.

BATHROOM Separate From Toilet: Shower Over Bath: Hand Wash Basin: Rear Aspect Window.

TOILET Separate From Bathroom: Toilet: Side Aspect Window.

OUTSIDE 19' 0" x 9' 8" (5.79m x 2.95m) Detached Single Garage: Large Garden Space.

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

