



Cookson Close | Yaxley | Peterborough | PE7 3WN

Rent £950 pcm

- Mid Terraced House
- Two Bedrooms
- Gas Central Heating
- Double Glazed Windows
- Unfurnished
- Enclosed Rear Garden
- Single Garage
- EPC Rating 'C'
- Council Tax Band 'B'
- Available May 2026

**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.

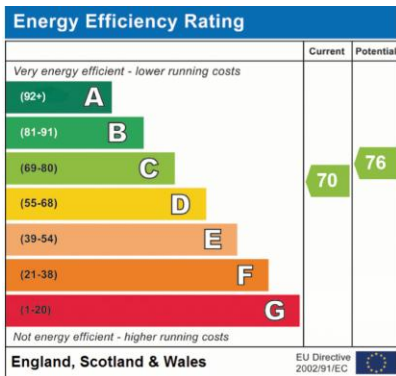
**Tenant Fees**

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** Window to Side: Door to Lounge.

**LOUNGE** 13' 1" x 11' 7" (3.99m x 3.53m) Window to Front: Stairs to First Floor Landing: Door to Kitchen.

**KITCHEN/DINER** 11' 7" x 10' 8" (3.53m x 3.25m) Window and Door to Rear Garden: White Fitted Kitchen: Space for Washing Machine and Fridge Freezer : Under Stairs Storage Cupboard.

**MASTER BEDROOM** 12' 4" x 11' 8" (3.76m x 3.56m) Fitted Bedroom Furniture: Two Double Wardrobes: Storage Cupboard: Window to Front: Radiator.

**BEDROOM TWO** 7' 4" x 6' 9" (2.24m x 2.06m) Window to Rear: Radiator.

**BATHROOM** White Suite: Shower Over Bath: Toilet: Wash Hand Basin: Airing Cupboard.

**REAR GARDEN** Laid to Lawn: Rear Gated Access.

**SINGLE GARAGE** The House comes with a Single Garage on Block to the rear of the property.

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

