



Planets Way | Biggleswade | SG18 8FB

Rent £1,750 pcm

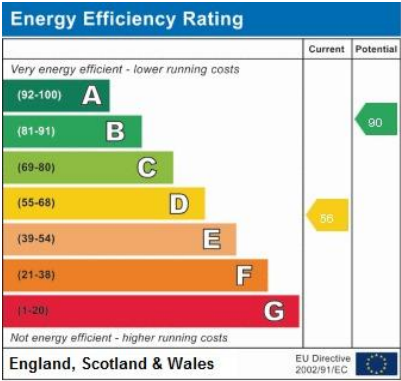
- Four Bedrooms
- Three Storey Town House
- Master Suite to Top Floor
- Kitchen/Dining Room
- Modern Fitted Kitchen
- Gas Central Heating
- Unfurnished
- EPC Rating 'C'
- Council Tax Band 'E'
- Available March 2026

FAQ's
Council Tax Band: E
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 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**



Address:
14 Cobden Way, Godmanchester, PE29 2XD

ENTRANCE HALLWAY Doors to Kitchen/Dining Room: Lounge: WC: Stairs to First Floor Landing: Radiator.

WC Window To Front: Toilet: Wash Hand Basin: Radiator.

LOUNGE 15' 08" x 15' 00" (4.78m x 4.57m) Patio Doors to Garden: Storage Cupboard: Radiator.

KITCHEN/DINING ROOM 16' 03" x 09' 05" (4.95m x 2.87m) Modern Fitted Kitchen: Window to Rear: Integrated Appliances Include: Fridge/Freezer: Dishwasher: Washing Machine: Electric Oven: Five Ring Gas Hob: Radiator.

FIRST FLOOR LANDING Doors to Three Bedrooms and Bathroom.

BEDROOM TWO 14' 05" x 10' 05" (4.39m x 3.18m) Two Windows to Rear: Radiator.

BEDROOM THREE 11' 08" x 09' 03" (3.56m x 2.82m) Window to Front: Radiator.

BEDROOM FOUR 05' 09" x 08' 05" (1.75m x 2.57m) Window to Front: Radiator.

FAMILY BATHROOM White Suite: Shower Over Bath: Wash Hand Basin: Toilet: Heated Towel Radiator: Extraction.

MASTER SUITE 14' 04" x 14' 03" (4.37m x 4.34m) Window to Front: Two Fitted Wardrobes: Radiator: Opening to Dressing Room.

DRESSING AREA 09' 05" x 05' 06" (2.87m x 1.68m) Velux to Rear: Radiator.

ENSUITE Velux to Rear: Double Walk-in Shower Cubicle: Toilet: Wash Hand Basin.

REAR GARDEN Fully Enclosed: Gated Side Access to Parking Area: Patio and Artificial Grass: Power to the Rear of Garden.

PARKING Two Allocated Parking Spaces: Space for Shed.

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

