



Fishers Way | Godmanchester | Huntingdon | PE29 2XE

Rent £1,750 pcm

- Detached Family Home
- Four Bedrooms
- Ensuite to Master
- Separate Dining Room
- Open Working Fireplace
- Single Garage
- Council Tax Band 'E'
- EPC Rating 'D'
- Unfurnished
- Available July 2026

**FAQ's**

Council Tax Band: E

Pets: Considered

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**

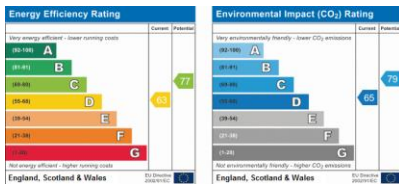
Changes to the Tenancy Agreement - **£50 inc VAT**

Standard Door Key Replacement - **£10 inc VAT**

Specialist Door Key Replacement - **£20 - £50 inc VAT**

Fob Replacement -

**£50 inc VAT**



**ENTRANCE HALLWAY** Door to WC: Dining Room: Lounge: Stairs to First Floor Landing: Storage Cupboard.

**WC** Window to Side: Toilet: Wash Hand Basin: Radiator.

**DINING ROOM** 16' 07" x 11' 00" (5.05m x 3.35m) Window to Side: Patio Doors to Rear Garden: Radiator.

**LOUNGE** 19' 06" x 11' 04" (5.94m x 3.45m) Bay Window to Front:

Window to Rear: Open Working Fireplace: Radiator.

**KITCHEN** Fitted Kitchen: Windows to Side and Rear: Space for Dishwasher: Electric Oven: Gas Hob: Door to Utility Room.

**UTILITY ROOM** Door to Rear Garden: Space for Washing Machine: Tumble Dryer: Internal Door to Garage.

**STAIRS TO FIRST FLOOR LANDING** Window to Front: Doors to Bedrooms and Bathroom.

**MASTER BEDROOM** 11' 07" x 10' 05" (3.53m x 3.18m) Window to Rear: Fitted Treble Wardrobe: Door to Ensuite: Radiator.

**ENSUITE** Window to Side: Single Shower Cubicle: Toilet: Wash Hand Basin: Radiator.

**BEDROOM TWO** 10' 05" x 10' 09" (3.18m x 3.28m) Window to Rear: Radiator.

**BEDROOM THREE** 10' 02" x 06' 10" (3.1m x 2.08m) Window to Front: Radiator.

**BEDROOM FOUR** 07' 05" x 05' 11" (2.26m x 1.8m) Window to Rear: Radiator.

**FAMILY BATHROOM** Window to Front: Shower Over Bath: Toilet: Wash Hand Basin: Storage Cupboard.

**REAR GARDEN** Fully Enclosed: Side Access: Laid to Lawn: Patio Area.

**SINGLE GARAGE** Single Garage with Power and Light.

**AGENT DETAILS** Client Money Protection Scheme: safeagent

Redress Scheme: The Property Ombudsman

Agent Fees can be found on our website - [harveyrobinson.co.uk](http://harveyrobinson.co.uk)

