



Dart Close | St. Ives | PE27 3JA

Rent £1,050 pcm

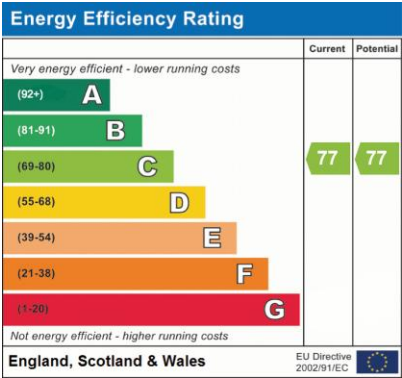
- Two Bedrooms
- Off Road Parking for One Car
- Gas Central Heating
- Communal Garden Area
- Part Furnished
- Good Location
- White Goods Included
- Council Tax Band 'B'
- EPC Rating 'C'
- Available December

FAQ's
Council Tax Band: B
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 "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 9' 11" x 2' 08" (3.02m x 0.81m) Front Door Leading To Hallway Entrance; Doors Leading To Bedrooms And Bathroom; White Painted Walls; White Gloss Tiled Flooring; Radiator.

LOUNGE 17' 00" x 12' 02" (5.18m x 3.71m) White Painted Walls; Grey Patterned Wallpaper; Kardean Flooring; Blue Three Seater Sofa Bed; TV Mounted To Wall; Window To Rear; Radiator To Rear; Black Fitted Shelving.

KITCHEN 11' 02" x 6' 11" (3.4m x 2.11m) White Wall And Base Kitchen Units; Vinyl Flooring; Washer/dryer; Fridge/Freezer Included; Electric Hob And Oven; Sliding Wooden Kitchen Door.

BEDROOM ONE 12' 11" x 9' 00" (3.94m x 2.74m) White Painted Walls; Brick Effect Wallpaper; Kardean Grey Flooring; Window To Rear; Radiator To Rear.

BEDROOM TWO 12' 11" x 6' 04" (3.94m x 1.93m) White Painted Walls; Kardean Grey Flooring; Glass Mirrored Double Wardrobe; Window To Rear; Radiator To Rear; Black Fitted Pendant Light.

BATHROOM 6' 11" x 6' 03" (2.11m x 1.91m) White Painted Walls; Mosaic Tiled Surrounds; Beige Ceramic Tiled Flooring; White Ceramic Basin; White Ceramic Toilet; Electric Shower Over Bath; Mirror Fitted To Wall; Fitted White Vanity Unit.

COMMUNAL GARDEN Small Communal Garden Area; Small Wooden/Brick Storage.

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

