



Andrew Road | Eynesbury | St. Neots | PE19 2QE

Rent £1,400 pcm

- End Terraced House
- Three Bedrooms
- Newly Fitted Bathroom
- Freshly Painted
- Open Plan Living Dining Area
- Single Garage
- Enclosed Rear Garden
- Council Tax Band B
- EPC Rating C
- Available Mid September

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 "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	73 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL Front Door leading into Hallway: LVT Flooring: Radiator: Storage Cupboard.

LOUNGE 13' 01" x 13' 01" (3.99m x 3.99m) Window to Front: Fitted Carpet: Radiator: Under Stair Storage Cupboard housing boiler: Open Plan to Dining Area.

DINING AREA 9' 08" x 8' 00" (2.95m x 2.44m) Patio Doors to Garden: Fitted Carpet: Radiator: Opening to Kitchen.

KITCHEN 8' 03" x 7' 09" (2.51m x 2.36m) Window to Rear: Range of Base and Wall Units: Electric Oven and Hob: Extractor Hood: Space for Washing Machine and Fridge/Freezer: LVT Flooring.

LANDING Storage Cupboard: Fitted Carpet: Doors to All Bedrooms and Bathroom.

MASTER BEDROOM 11' 06" x 9' 07" (3.51m x 2.92m) Window to Front: Fitted Carpet: Radiator.

BEDROOM TWO 10' 11" x 9' 07" (3.33m x 2.92m) Window to Rear: Fitted Carpet: Radiator.

BEDROOM THREE 8' 05" x 6' 06" (2.57m x 1.98m) Window to Front: Fitted Carpet: Radiator.

BATHROOM 6' 05" x 5' 02" (1.96m x 1.57m) Shower Cubicle: Wash Hand Basin: Toilet: Extractor Fan: LVT Flooring.

OUTSIDE Enclosed Rear Garden with Patio Area and Side Gate for Access.
Single Garage with parking for one car.

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

