



Stokes Drive | Godmanchester | Huntingdon | PE29 2UW

Rent £1,225 pcm

- Mid Terraced Home
- Two Bedroom
- Two Bathrooms
- Parking for Two Cars
- Gas Central Heating
- Local To Amenities
- Modern Throughout
- Council Tax Band 'B'
- EPC Rating 'C'
- Available Now

Huntingdon

St Neots

Biggleswade

St Ives

FAQ's

Council Tax Band: B
Smoking: Not Allowed

Application Process

Holding Deposit

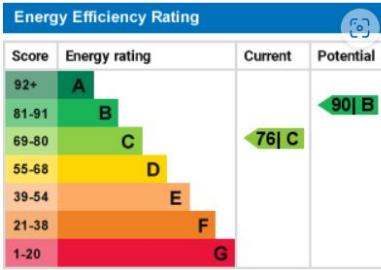
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord 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



St Neots

ENTRANCE HALLWAY Archway to Kitchen: Doors to WC: Storage Cupboard: Lounge/Dining Room.

KITCHEN Modern Fitted Kitchen: Window to Front: Gas Hob: Electric Oven: Space for Washing Machine: Dishwasher: Fridge/Freezer.

WC Toilet: Wash Hand Basin: Radiator: Extraction.

LOUNGE/DINING ROOM 17' 03" x 12' 07" (5.26m x 3.84m) Patio Door into Garden: Two Radiators: Stairs to First Floor Landing.

FIRST FLOOR LANDING Doors to Bedrooms.

BEDROOM ONE 12' 08" x 07' 11" (3.86m x 2.41m) Window to Front: Radiator: Fitted Wardrobes: Door to Ensuite.

ENSUITE Modern Bathroom Suite: Hand Held Shower Over Bath: Toilet: Wash Hand Basin: Radiator.

BEDROOM TWO 12' 07" x 13' 05" (3.84m x 4.09m) Window to Rear: Radiator: Door to Ensuite: Airing Cupboard.

ENSUITE Modern Fitted Suite: Single Shower Cubicle: Toilet: Wash Hand Basin: Radiator.

PARKING Parking for Two Cars to the Front of the Property.

REAR GARDEN Fully Enclosed Rear Garden: Low Maintenance.

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

