

Stokes Drive | Godmanchester | Huntingdon | PE29 2UW

Rent £1,225 pcm

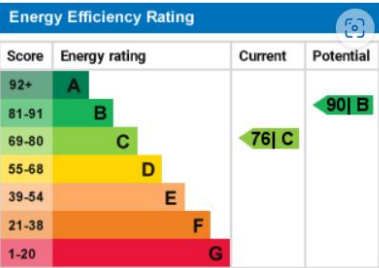
- Mid Terraced Home
- Two Bedroom
- Two Bathrooms
- Parking for Two Cars
- Gas Central Heating
- Local To Amenities
- Modern Throughout
- Council Tax Band 'B'
- EPC Rating 'C'
- Available Now

**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**



**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

