



Foren Crescent | Godmanchester | Huntingdon | PE29 2NN

Rent £1,750 pcm

- Town House
- Four Bedrooms
- Ensuite to Master
- Two Reception Rooms
- Enclosed Rear Garden
- Carport and Double Garage
- Pets Considered
- EPC Rating B
- Council Tax Band D
- Available Beginning of April.

FAQ's

Council Tax Band: D

Pets: 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 HALL Front Entrance Door: Vinyl Flooring: Doors to Cloakroom, Lounge and Kitchen: Storage Cupboard: Stairs to First Floor.

CLOAKROOM 5'0" 5" x 2' 09" (1.537m x 0.84m) Toilet: Sink: Vinyl Flooring: Radiator.

KITCHEN 11' 06" x 6' 00" (3.51m x 1.83m) Window to Front: Range of Base and Wall Units: Integrated Fridge/Freezer, Washing Machine and Dishwasher: Electric Oven and Hob: Extractor Hood: Vinyl Flooring: Radiator.

LOUNGE/DINER 12' 10" x 12' 08" (3.91m x 3.86m) Patio Doors to Garden: Fitted Carpet: Radiator.

FIRST FLOOR LANDING Doors to Second Reception Room, Master Bedroom and Bedroom Four: Fitted Carpet: Radiator.

SECOND RECEPTION ROOM 17' 08" x 9' 06" (5.38m x 2.9m) Versatile Room: Window to Front and Rear: Fitted Carpet: Radiator.

MASTER BEDROOM 12' 10" x 8' 04" (3.91m x 2.54m) Window to Front: Fitted Carpet: Radiator.

ENSUITE 7' 00" x 4' 11" (2.13m x 1.5m) Shower Cubicle: Toilet: Sink: Vinyl Flooring: Radiator.

BEDROOM FOUR 12' 10" x 9' 08" (3.91m x 2.95m) Window to Rear: Fitted Carpet: Radiator.

SECOND FLOOR LANDING Storage Cupboard: Doors to Bedroom Two and Three, Bathroom: Fitted Carpet: Radiator.

BEDROOM TWO 12' 10" x 10' 02" (3.91m x 3.1m) Window to Front: Fitted Carpet: Radiator.

BEDROOM THREE 12' 10" x 10' 00" (3.91m x 3.05m) Window to Rear: Storage Cupboard: Fitted Carpet: Radiator.

BATHROOM 6' 08" x 5' 10" (2.03m x 1.78m) Bath with Shower Attachment: Toilet: Sink: Vanity Unit: Vinyl Flooring: Radiator.

OUTSIDE Enclosed Rear Garden with Side Access.

Parking: Carport for Two Cars and Double Length Garage.

AGENT DETAILS Client Money Protection Scheme: safeagent

Redress Scheme: The Property Ombudsman

Agent Fees can be found on our website

