



Sunnybank | St. Neots | PE19 1SF

Rent £1,250 pcm

- Three Bedrooms
- Semi Detached
- Two Reception Rooms
- Gas Central Heating
- Close to Train Station
- Single Garage
- Enclosed Rear Garden
- Driveway
- Unfurnished
- Available End of March

FAQ's

Council Tax Band: C

Pets: Not Allowed

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**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL UPVC Door to Front: Storage Cupboard: Radiator: Stairs to First Floor: Door to Lounge.

LOUNGE 21' 1" x 14' 3" (6.43m x 4.34m) Window to Front: Understairs Cupboard: Open Fire Place: Radiator: TV point.

DINING ROOM 13' 5" x 7' 8" (4.09m x 2.34m) French-style Doors to Rear: Radiator.

KITCHEN/BREAKFAST ROOM 13' 6" x 8' 9" (4.11m x 2.67m) Window to Rear: Fitted Kitchen: Rangemaster Cooker: Extractor Hood: Space for Fridge/Freezer: Plumbing for Washing Machine: Radiator: Door to Lobby.

REAR LOBBY Door to Cloakroom: Access to Garage and Rear Garden.

CLOAKROOM Window to Rear: WC: Wash Hand Basin: Heated Towel Rail.

LANDING Stairs from Ground Floor: Loft Access: Doors to Bedrooms and Bathroom.

MASTER BEDROOM 11' 5" x 10' 11" (3.48m x 3.33m) Window to Front: Radiator.

BEDROOM TWO 11' 0" x 9' 3" (3.35m x 2.82m) Window to Rear: Built-in Storage Cupboard: Radiator.

BEDROOM THREE 8' 0" x 7' 2" (2.44m x 2.18m) Window to Front: Built-in Cupboard Over Stairs: Radiator.

BATHROOM Three Piece Suite: WC: Wash Hand Basin: P-shaped Bath with Shower Over: Radiator.

FRONT GARDEN Primarily Laid to Lawn: Brick Wall Enclosed: Driveway leading to Carport and Garage.

REAR GARDEN Primarily Laid to Lawn: Timber Panel Fence Enclosed: Patio Area.

GARAGE 22' 10" x 9' 4" (6.96m x 2.84m) Power and Lighting: Up and Over Door.

