



26 Cornwallis Drive | | Eaton Socon | PE19 8TX

Rent £1,450 pcm

- Detached House
- Three Bedrooms
- Ensuite to Master
- Conservatory
- Utility Room
- Single Garage
- Driveway Parking
- Gas Central Heating
- Unfurnished
- Available 1st December 2024

FAQ's

Council Tax Band: D

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**

Hall Door to front aspect: Two small storage cupboards: Radiator: Alarm:
Stairs to First Floor: Doors to Cloakroom: Kitchen and Living Room.

Cloakroom Wash hand basin, WC, radiator, extractor fan.

Living Room 12' 4" x 12' 4" (3.76m x 3.76m) Bay Window to front aspect:
Radiator: Arch opening to Dining Area.

Kitchen 8' 8" x 8' 8" (2.64m x 2.64m) Window to rear aspect: Fitted kitchen comprising of wall and base units: Worktop: Sink and drainer: Integrated electric oven: Electric hob and chimney extractor cooker hood: Integrated dishwasher: Ceiling spot lights, Door to Utility Room.

Utility Room 7' 3" x 6' 11" (2.21m x 2.11m) Window to rear aspect:
Exterior door to side aspect: Base units: Worktop: Plumbing for washing machine: Space for dryer and other appliance if required: Space for fridge freezer: Wall mounted gas boiler: Ceiling spot lights.

Conservatory Tiled floor: French doors to rear garden.

Landing Doors to all rooms.

Master Bedroom 11' 3" x 10' 9" (3.43m x 3.28m) Window to rear aspect:
Radiator: Door to Ensuite.

Ensuite Window to rear aspect: Fully tiled walls: Pedestal hand basin: WC: Shower cubicle: Extractor fan: Shaver point: Heated towel rail: Ceiling spot lights: Airing cupboard.

Bedroom Two 10' 7" x 8' 1" (3.23m x 2.46m) Window to front aspect:
Radiator.

Bedroom Three 7' 6" x 7' 4" (2.29m x 2.24m) Window to front aspect:
Radiator: Built in double wardrobe.

Bathroom Window to side aspect: Wash hand basin: WC: Bath with shower over: Extractor fan: Shaver point: Heated towel rail: Vanity unit: Ceiling spot lights.

Front Garden Driveway: Laid to lawn: Side gate to Rear Garden.

Rear Garden Fully enclosed fence: Laid to lawn with shrub borders: Patio area, Shed.

