



Ansley Way | St. Ives | PE27 6SN

Rent £2,500 pcm

- Detached Family Home
- Five Bedrooms
- Large Plot with Driveway
- Ensuite to Master
- Utility Room
- Gas Central Heating
- Small Pet Considered
- EPC Rating 'C'
- Council Tax Band 'F'
- Available NOW

FAQ's

Council Tax Band: F

Pets: Considered

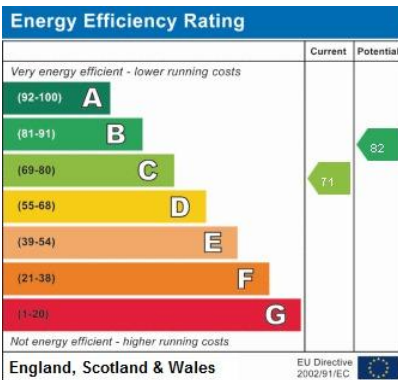
Smoking: Not Allowed

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 FeesChanges 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**

ENTANCE HALLWAY Doors to WC: Utility Room: Kitchen/Breakfast Room: Dining Room: Lounge: Stairs to First Floor Landing.

WC Toilet: Wash Hand Basin.

UTILITY ROOM 09' 06" x 05' 03" (2.9m x 1.6m) Door to Side: Door to Kitchen/Breakfast Room.

KITCHEN/BREAKFAST ROOM 15' 11" x 10' 05" (4.85m x 3.18m) Window to Rear: Modern Fitted Kitchen: Integrated Appliances Include: American Style Fridge/Freezer: Separate Freezer: Washer/Dryer: Dishwasher.

DINING ROOM Separate Dining Room: Patio Doors into Garden.

LOUNGE 23' 09" x 23' 07" (7.24m x 7.19m) Bay Window to Front: Patio Doors into Garden.

FIRST FLOOR LANDING Door to Bedrooms: and Family Bathroom.

MASTER BEDROOM 17' 03" x 17' 04" (5.26m x 5.28m) Window to Front: Door to Ensuite.

ENSUITE Window to Front: Shower Cubicle: Wash Hand Basin: Toilet.

BEDROOM TWO 11' 03" x 10' 09" (3.43m x 3.28m) Window to Rear.

BEDROOM THREE 09' 08" x 09' 07" (2.95m x 2.92m) Window to Front: Fitted Wardrobe.

BEDROOM FOUR 08' 11" x 08' 02" (2.72m x 2.49m) Window to Rear.

BEDROOM FIVE 08' 02" x 08' 07" (2.49m x 2.62m) Window to Rear.

FAMILY BATHROOM Window to Rear: Bath with shower Over: Toilet: Wash Hand Basin.

ENCLOSED REAR GARDEN Fully Enclosed Rear Garden: Patio Area.

DOUBLE GARAGE With Power and Light.

