



34 Knights Way | | St. Ives | PE27 6TB

Rent £1,800 pcm

- Three Storey Town House
- Four Bedrooms
- Master With Ensuite
- Kitchen/Dining Room
- Driveway Parking
- Fully Enclosed Garden
- Integrated Appliances
- Council Tax Band 'E'
- EPC Rating 'B'
- Available January 2025

FAQ's

Council Tax Band: E

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 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**

ENTRANCE HALL 6' 03" x 5' 04" (1.91m x 1.63m) Entrance Hallway: Leading To Stairs Lounge and Kitchen/Diner: Door To WC: Vinyl Flooring.

CLOAKROOM 4' 11" x 3' 09" (1.5m x 1.14m) Cloakroom Consisting Of White Ceramic Basin And Toilet; Vinyl Flooring.

LOUNGE 20' 03" x 10' 01" (6.17m x 3.07m) Good Sized Lounge: Patio Doors Leading To Garden: Window To Front.

KITCHEN/DINER 16' 09" x 16' 10" (5.11m x 5.13m) Cream Gloss Kitchen Wall And Base Units: Wooden Worktops: Integrated Washing Machine: Fridge/Freezer: Dishwasher: Windows To Front And Rear.

STAIRS/LANDING Grey Carpeted Stairs Leading To All Floors.

MASTER BEDROOM 10' 05" x 10' 10" (3.18m x 3.3m) Large Sized Bedroom: Window To Front: Built In Wardrobe: Door Leading To Ensuite.

ENSUITE 4' 06" x 4' 11" (1.37m x 1.5m) Ensuite Comprising Of White Ceramic Basin: Shower Cubicle: White Ceramic Toilet.

BEDROOM TWO 10' 04" x 10' 05" (3.15m x 3.18m) Double Sized Bedroom: Window To Side And Front: Grey Fitted Carpet.

FAMILY BATHROOM 6' 07" x 6' 02" (2.01m x 1.88m) White Ceramic Basin: Toilet: Shower Over Bath: Half Height Ceramic Tiles: Vinyl Flooring: Window To Rear.

BEDROOM THREE 12' 02" x 10' 10" (3.71m x 3.3m) Double Sized Bedroom: Built In Wardrobe: Window To Side: Window Skylight: Grey Fitted Carpet.

BEDROOM FOUR 12' 11" x 11' 06" (3.94m x 3.51m) Double Sized Bedroom: Two Built In Wardrobes: Window To Side: Window Skylight: Grey Fitted Carpet.

SHOWER ROOM 4' 10" x 7' 02" (1.47m x 2.18m) White Suite Including Basin: Toilet: Shower Cubicle: Vinyl Flooring: Window Skylight.

GARDEN Large Garden: Small Patio Area: Patio Doors To Lounge: Door To Kitchen: Gate Leading To Driveway.

