



18 Lawrence Road | | Eaton Ford | PE19 7RP

Rent £1,175 pcm

- End of Terrace Home
- Three Bedrooms
- Single Garage
- Gas Central Heating
- UPVC Double Glazed
- Enclosed Rear Garden
- Council Tax Band 'C'
- EPC Rating 'C'
- Unfurnished
- Available June 2024

FAQ's

Council Tax Band: C
 Pets: Not Allowed
 Smoking: Not Allowed

Application Process

Holding Deposit

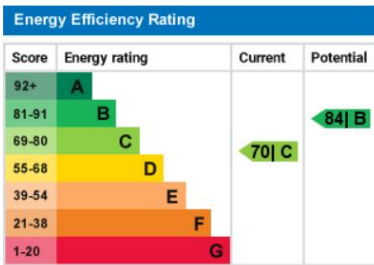
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord dedining. 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 Porch Entrance Door to Front: Doors to WC and Lounge.

Cloakroom Double Glazed Window to Front: Toilet: Wash Hand Basin: Radiator.

Lounge 17' 9" x 14' 00" (5.41m x 4.27m) Double Glazed Window to Front: Under Stair Cupboard: Radiator: Stairs to First Floor: Door to Dining Room.

Dining Room 20' 11" x 9' 5" (6.38m x 2.87m) Double Glazed French-style Doors to Rear Garden: Two Radiators: Door to Kitchen.

Kitchen 9' 10" x 8' 3" (3m x 2.51m) Double Glazed Window to Rear: External Door to Rear Garden: Kitchen comprising: Electric Oven: Electric Hob: Extraction: Space for Fridge/Freezer: Washing Machine.

Landing First Floor Landing: Airing Cupboard housing Gas Boiler: Doors to Bathroom and Bedrooms.

Master Bedroom 14' 4" x 9' 10" (4.37m x 3m) Double Glazed Window to Front: Radiator.

Bedroom Two 10' 6" x 9' 10" (3.2m x 3m) Double Glazed Window to Rear: Radiator.

Bedroom Three 8' 8" x 7' 7" (2.64m x 2.31m) Double Glazed Window to Front: Radiator.

Bathroom Double Glazed Window to Rear: Toilet: Wash Hand Basin: Shower Over Bath: Heated Towel Rail.

Front Garden Laid to Lawn: Path Leading to Front Door: Gated Access to Rear.

Rear Garden Split level garden, partly laid to lawn, patio area with steps down to lawn, courtesy lighting, gated access leading to the front of property.

Garage Single Garage.

