



Flawn Way | Eynesbury | St Neots | PE19 2JT

Rent £1100 pcm

- Semi Detached House
- Two Bedrooms
- Conservatory
- Enclosed Garden
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Council Tax Band B
- EPC Rating C
- Available End of April

FAQ's
Council Tax Band: B
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 HALL Double Glazed Front Door: Radiator: Stairs to First Floor: Door to Lounge/Dining Room.

CLOAKROOM Window to Side: Toilet: Sink.

LOUNGE/DINER Window to Front: Radiator: Door to Kitchen.

KITCHEN Window to Front: Range of Bas and Wall Units: Integrated Oven and Hob: Space for Fridge/Freezer: Plumbing for Washing Machine: Radiator.

CONSERVATORY Half Brick Conservatory: Electric Panel Radiators: French Doors to Rear.

MASTER BEDROOM Windows to Front: Radiator.

SECOND BEDROOM Window to Rear: Radiator.

BATHROOM Three Piece Suite: Toilet: Sink: Bath with Shower Over.

REAR GARDEN Low Maintenance Enclosed Garden: Laid to Paving and Gravel: Off Road Parking for Two Cars: Single Garage to Rear.

