



14 Cob Place | Godmanchester | Huntingdon | PE29 2XD

Rent £850 pcm

- Two Bedroom House
- Village Location
- Plenty of Storage
- Gas Heaters
- Enclosed Front Garden
- One Allocated Parking Space
- Pet Considered
- Council Tax Band B
- Unfurnished
- Available November

**FAQ's**

Council Tax Band: B  
 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 "Right To Rent" checks, 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 1 months rent.

**Tenant Fees**

Changes to the Tenancy Agreement - **£50 inc VAT**

Re-marketing of the property in order to break the tenancy - **£300 inc VAT**

The re-marketing fee covers all marketing & referencing of the new tenant. To break a tenancy we must seek authorisation from the Landlord. You will be responsible for the rent & bills until a new tenant takes up occupation or your existing tenancy lapses.

Standard Door Key Replacement - **£10 inc VAT**

Specialist Door Key Replacement - **£20 inc VAT**

Fob Replacement - **£50 inc VAT**

**ENTRANCE HALL**

Front Door: Two Storage Cupboards: Opening to Kitchen and Lounge:

**KITCHEN**

11' 0" x 5' 0" (3.35m x 1.52m) Window to Front: Electric Oven and Hob: Extractor Hood: Space for Washing Machine, Dishwasher and Fridge Freezer.

**LOUNGE**

12' 08" x 11' 09" (3.86m x 3.58m) Bay Window to Front: Gas Fire.

**MASTER BEDROOM**

11' 08" x 8' 05" (3.56m x 2.57m) Window to Front: Built in Wardrobe: Gas Heater.

**BEDROOM TWO**

11' 09" x 6' 06" (3.58m x 1.98m) Window to Front: Gas Heater.

**BATHROOM**

7' 09" x 4' 08" (2.36m x 1.42m) Obscured Window to Front: Three Piece Suite: WC: Wash Hand Basin: Bath with Electric Shower Over: Towel Rail.

**OUTSIDE**

Front Enclosed Garden: Laid to Lawn with Patio Area: One Allocated Parking Space to Front.

