



34a The Highway | Great Staughton | St. Neots | PE19 5DA

Rent £710 pcm

- Bungalow
- One Bedroom
- Village Location
- Driveway Parking
- Kitchen Appliances Included
- Electricity Included in Price
- Solar Panels
- Pets Welcome
- Council Tax Band 'A'
- Available 7th February 2022

**FAQ's**

Council Tax Band: A  
 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 "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 HALLWAY**

Doors to Bedrooms: Bathroom: Kitchen/Lounge: Airing Cupboard (Housing water tank, Heating System and Freezer): Radiator.

**KITCHEN/LOUNGE**

13' 04" x 12' 30" (4.06m x 4.42m) Lounge: Bay Window to Front: Electric Radiator.  
 Kitchen: Window to Front: Modern Fitted Kitchen: Appliances Include: Washing Machine: Electric Hob: Electric Oven: Extraction: Fridge.

**BEDROOM**

09' 06" x 07' 03" (2.9m x 2.21m) Window to Rear: Fitted Wardrobe.

**BATHROOM**

Window to Side: Double Shower Cubicle: Vanity Unit Housing Wash Hand Basin and Toilet.

**COURTYARD GARDEN**

Fully Enclosed Courtyard Garden.

**PARKING**

Driveway Parking for One Car.

