



29 Brudenell | Godmanchester | Huntingdon | PE29 2NQ

Rent £1,700 pcm

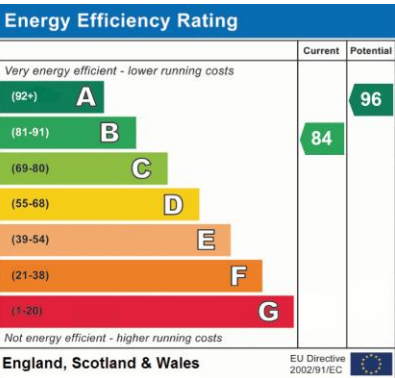
- Semi Detached Home
- Three Bedrooms
- Off Road Parking
- Furnished/Unfurnished
- Initial 6 Month Term
- Village Location
- Gas Central Heating
- EPC Rating 'B'
- Council Tax Band 'C'
- Available September 2024

**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 "Referending," 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** 9' 06" x 2' 10" (2.9m x 0.86m) White Painted Walls: Laminate Flooring: Leading To WC, Stairs, Lounge.

**WC** 5' 00" x 3' 00" (1.52m x 0.91m) White Painted Walls: White Ceramic Bathroom Suite: Laminate Flooring.

**STAIRS/LANDING** 12' 01" x 6' 04" (3.68m x 1.93m) White Painted Walls: Wooden Flooring To Stairs And Landing.

**LOUNGE** 10' 02" x 11' 09" (3.1m x 3.58m) White Painted Walls: Laminate Flooring: Window To Front And Side.

**DINING ROOM** 9' 08" x 7' 04" (2.95m x 2.24m) White Painted Walls: Laminate Flooring: Understairs Storage Patio Doors Leading To Garden.

**KITCHEN** 10' 06" x 8' 00" (3.2m x 2.44m) White Painted Walls: Laminate Flooring: Cream Wall And Base Units: Wooden Worktops: Integrated White Goods: Electric Oven And Hob: Window To Rear.

**BEDROOM ONE** 11' 10" x 8' 05" (3.61m x 2.57m) White Painted Walls: Laminate Flooring: Window To Front: Built In Wardrobe: Ensuite.

**ENSUITE** 5' 02" x 4' 05" (1.57m x 1.35m) White Painted Walls: Electric Shower: White Ceramic Bathroom Suite: Window To Side.

**BEDROOM TWO** 8' 06" x 8' 02" (2.59m x 2.49m) White Painted Walls: Laminate Flooring: Built In Wardrobe: Window To Rear.

**BEDROOM THREE** 8' 09" x 6' 03" (2.67m x 1.91m) White Painted Walls: Laminate Flooring: Window To Rear.

**GARDEN** Grass Lawn: Patio Area: Side Access Gate: Outside Tap: Wooden Shed.

