



Avenue Road | St. Neots | PE19 1LJ

Rent £2,500 pcm

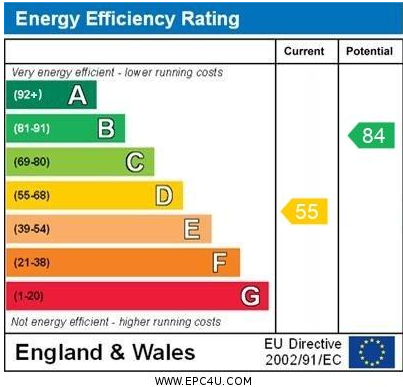
- Semi-Detached House
- Three/Four Bedrooms
- Large Kitchen Diner
- Enclosed Rear Courtyard
- Unfurnished
- Off Road Parking
- Pets Considered
- Council Tax Band D
- EPC Rating D
- Available July

FAQ's
Council Tax Band: D
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 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 Main Door from Front: Stairs to First Floor: Doors to Lounge and Kitchen Diner.

LOUNGE 12' 10" x 11' 01" (3.91 m x 3.38m) Bay Window to Front: Colour Drenched Room: Log Burner: Radiator.

KITCHEN/DINER 24' 11" x 24' 03" (7.59m x 7.39m) Large Open Plan Space: Range of Stylish Base and Wall Units: Double Electric Oven: Hob with Extractor Over: Integrated Fridge/Freezer and Washing Machine: Large Island: Beautiful Skylight Window: Underfloor Heating: Air Conditioning: Bi-folding Doors to Courtyard Garden.

UTILITY 6' 02" x 6' 01" (1.88m x 1.85m) Window to Side: Sink: Space for Washing Machine and Dryer: Doors leading to Shower Room and Study/Bedroom Four.

DOWNSTAIRS SHOWER ROOM 11' 09" x 5' 05" (3.58m x 1.65m) Toilet: Sink: Shower Cubicle: Heated Towel Rail.

STUDY/BEDROOM FOUR 13' 05" x 7' 02" (4.09m x 2.18m) Can be used as Study or Fourth Bedroom: Window to Front: Radiator.

LANDING Large Landing: Window to Front: Doors leading to Bathroom and All Bedrooms.

MAIN BED ROOM 12' 05" x 9' 09" (3.78m x 2.97m) Bay window to Front: Wardrobes: Radiator.

ENSUITE TO MASTER 7' 09" x 3' 19" (2.36m x 1.4m) Toilet: Sink: Shower Cubicle: Heated Towel Rail.

BEDROOM TWO 12' 01" x 10' 02" (3.68m x 3.1 m) Window to Rear: Wardrobes: Radiator.

ENSUITE 7' 10" x 3' 10" (2.39m x 1.17m) Toilet: Sink: Shower Cubicle: Heated Towel Rail.

BEDROOM THREE 9' 08" x 7' 05" (2.95m x 2.26m) Window to Rear: Wardrobe: Radiator.

BATHROOM 8' 07" x 5' 08" (2.62m x 1.73m) Window to Front and Side: Free Standing Bath with Shower Attachment: Toilet: Sink: Heated Towel Rail.

OUTSIDE Enclosed Rear Courtyard Garden with Side Access: Off Road Parking to Front with EV Charging Point.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - www.harveyrobinson.co.uk

