



Green Leys | St. Ives | PE27 6SB

Rent £1,400 pcm

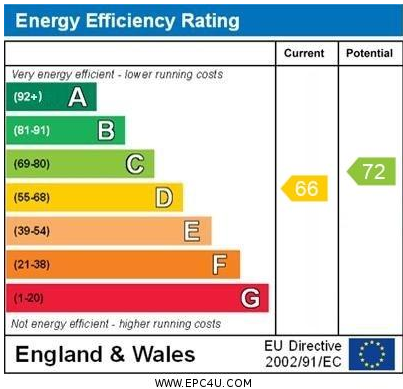
- Semi-Detached House
- Three Bedrooms
- Enclosed Rear Garden
- Carport and Driveway
- Appliances Included
- Outside WC
- Unfurnished
- EPC Rating D
- Council Tax Band B
- Available Mid July

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 Front Door: Stairs to First Floor: Under Stair Storage Cupboard: Doors to Kitchen/Diner: Opening to Lounge.

LOUNGE 15' 00" x 11' 00" (4.57m x 3.35m) Window to Front: Feature Fireplace: Exposed Brick Wall: Radiator.

KITCHEN/DINER 22' 03" x 93' 11" (6.78m x 28.63m) Patio Doors to Garden: Secondary Rear Door: Window to Side and Rear: Double Oven: Gas Hob: Extractor Hood: Undercounter Fridge/Freezer: Washing Machine: Dishwasher: Radiator.

LANDING Doors to Bedrooms and Bathroom: Airing Cupboard: Please note the loft is excluded.

MASTER BEDROOM 15' 00" x 8' 10" (4.57m x 2.69m) Window to Rear: Radiator.

BEDROOM TWO 10' 07" x 11' 00" (3.23m x 3.35m) Window to Front: Built In Wardrobe: Radiator.

BEDROOM THREE 7' 11" x 7' 10" (2.41m x 2.39m) Window to Front: Radiator.

BATHROOM 7' 06" x 6' 11" (2.29m x 2.11m) Bath with Shower Over: Toilet: Basin: Vanity Unit: Obscured Window to Rear.

OUTSIDE WC Outdoor Cloakroom with Additional Storage.

OUTSIDE There is a large mature garden to the rear. Carport and driveway to the front and side of the property.

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

