



Bluegate | Godmanchester | Huntingdon | PE29 2EZ

Rent £1,300 pcm

- Mid Terraced Home
- Three Bedrooms
- Pet Considered
- Single Garage
- Enclosed Garden
- Unfurnished
- Gas Central Heating
- EPC Rating C
- Council Tax Band C
- Available NOW

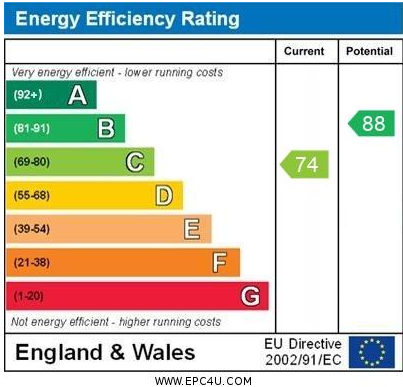
FAQ's
Council Tax Band: C
Pets: Considered
Smoking: Not Allowed

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 to Property: Hard Flooring: Radiator: Door to Lounge Diner: Stairs to First Floor.

LOUNGE/DINER 23' 05" x 11' 03" (7.14m x 3.43m) Window to Front and Rear: Understairs Storage: Hard Flooring: Radiator: Door to Garden.

KITCHEN 10' 08" x 6' 05" (3.25m x 1.96m) Window to Rear: Range of Wall and Base Units: Gas Cooker: Extractor Fan: Free Standing Fridge/Freezer and Washing Machine: Hard Flooring: Radiator.

LANDING Doors to All Bedrooms and Bathroom: Airing Cupboard: Fitted Carpet.

MASTER BEDROOM 12' 05" x 8' 02" (3.78m x 2.49m) Window to Front: Fitted Carpet: Radiator.

BEDROOM TWO 10' 08" x 8' 02" (3.25m x 2.49m) Window to Rear: Rails: Hard Flooring: Radiator.

BEDROOM THREE 7' 02" x 6' 01" (2.18m x 1.85m) Window to Front: Built in Storage Cupboard: Fitted Carpet: Radiator.

BATHROOM 7' 06" x 6' 01" (2.29m x 1.85m) Bath with Shower Over: Toilet: Sink: Vanity Wall Unit: Hard Flooring: Radiator.

OUTSIDE Enclosed Rear Garden with Access to Single Garage with Parking Space.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website

