



Cordwainer Road | Godmanchester | Huntingdon | PE29 2PN

Rent £1,800 pcm

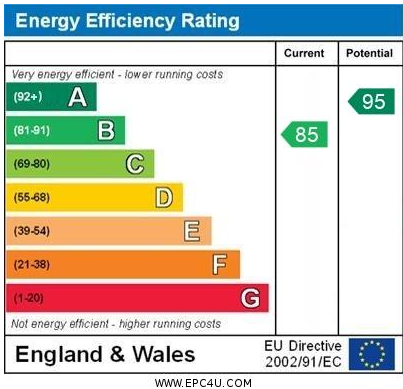
- Semi Detached Town House
- 3/4 Bedrooms
- Ensuite to Master
- Unfurnished
- Driveway
- Pets Considered
- Rear Garden
- Council Tax Band D
- EPC Rating B
- Available Jan 2026

FAQ's
Council Tax Band: D
Pets: Pet 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 14' 03" x 3' 04" (4.34m x 1.02m) Main Front Door: Storage Cupboard: Vinyl Flooring: Radiator: Doors to Office/Fourth Bedroom, Cloakroom and Kitchen Diner: Stairs to First Floor.

OFFICE/BEDROOM FOUR 8' 11" x 6' 01" (2.72m x 1.85m) Versatile Room can be used for office or bedroom: Window to Front: Vinyl Flooring: Radiator.

CLOAKROOM 5' 04" x 2' 09" (1.63m x 0.84m) Toilet: Wash Hand Basin: Vinyl Flooring: Radiator.

OPEN PLAN KITCHEN DINER 19' 11" x 12' 10" (6.07m x 3.91m) Window to Side: Understairs Storage: Range of Base and Wall Units: Electric Oven: Gas Hob: Extractor Hood: Free Standing Washing Machine, Tumble Dryer and Fridge Freezer: Vinyl Flooring: Radiator: Patio Doors to Garden.

FIRST FLOOR LANDING Fitted Carpet: Radiator: Doors to Lounge and Master Bedroom.

LOUNGE 12' 10" x 10' 02" (3.91m x 3.1m) Window to Front: Fitted Carpet: Radiator.

MASTER BEDROOM 12' 10" x 9' 10" (3.91m x 3m) Window to Rear: Built In Wardrobes: Fitted Carpet: Radiator.

ENSUITE 7' 00" x 5' 00" (2.13m x 1.52m) Window to Side: Shower Cubicle: Toilet: Wash Hand Basin: Extractor Fan: Storage Cupboard: Vinyl Flooring: Heated Towel Rail.

SECOND FLOOR LANDING Fitted Carpet: Radiator: Doors to Bedroom Two and Three.

BEDROOM TWO 11' 03" x 12' 08" (3.43m x 3.86m) Velux Window: Fitted Carpet: Radiator.

BEDROOM THREE 12' 09" x 6' 05" (3.89m x 1.96m) Window to Front: Storage Cupboard: Fitted Carpet: Radiator.

BATHROOM 6' 04" x 5' 09" (1.93m x 1.75m) Window to Side: Bath with Shower Over: Toilet: Wash Hand Basin: Extractor Fan: Mirrored Vanity Cabinet: Vinyl Flooring: Radiator.

OUTSIDE Driveway to Side of Property: Large Enclosed Rear Garden.

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

