

## Buttermel Close, Godmanchester, PE29 2JU (Ref: C366)

Two bedroom starter home - £650 PCM + tenant fees



### Description

**This starter home situated in the popular village of Godmanchester comprises of kitchen, lounge/diner, two bedrooms, bathroom, garden area and parking space.**

## Property Details (Ref: C366)

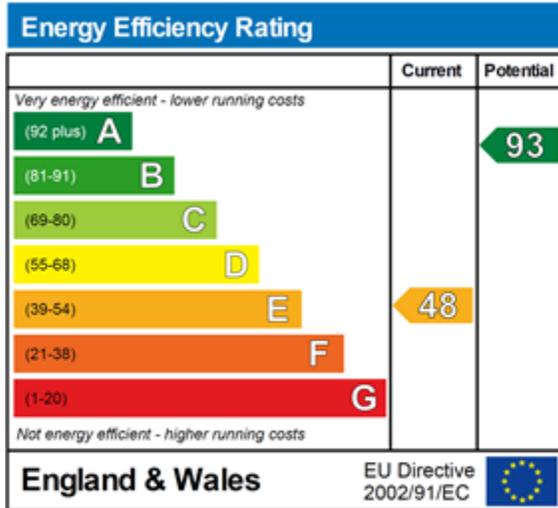
Bedrooms:	2
Reception Rooms:	1
Bathrooms:	1
Furnished:	<input type="checkbox"/>
Available:	20 March 2018
Deposit:	£650.00
Council Tax Band:	A
EPC Rating:	E
Rent:	£650 PCM + tenant fees
Pets Considered:	<input type="checkbox"/>
Children Allowed:	<input checked="" type="checkbox"/>
Smokers Considered:	<input type="checkbox"/>
Sharers Allowed:	<input type="checkbox"/>
Garden:	Small garden
Parking:	Parking space

## Godmanchester

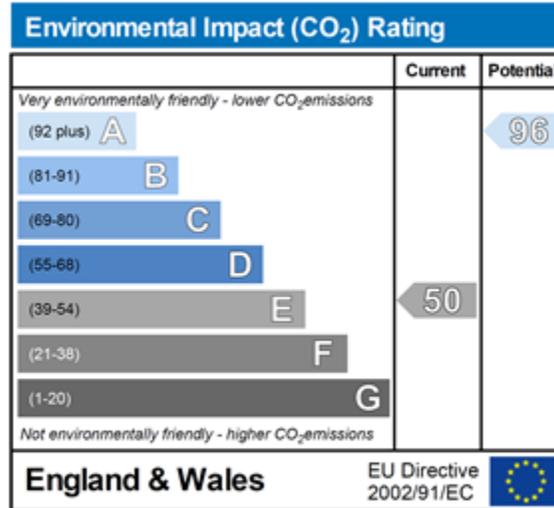
**GODMANCHESTER** is situated on the banks of the river Great Ouse, approximately 16 miles north west of Cambridge. Whilst care has been taken to preserve the historic character of the town, which boasts numerous historic buildings, up to date amenities are provided. These include a doctor's surgery, dental practice, modern primary school, chemist, local shops including a Co-operative food store, restaurants and four traditional public houses. Huntingdon provides secondary schooling and further facilities including a main line railway station with access to London (Kings Cross) in under the hour. Road links include the A1, A14 and the M11. Further information may be found at: [www.godmanchester.net/](http://www.godmanchester.net/)  
[www.godmanchester.cambs.sch.uk/](http://www.godmanchester.cambs.sch.uk/) [www.stannes.cambs.sch.uk/](http://www.stannes.cambs.sch.uk/)

## Energy Performance

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Tenant Fees

Before you move in:

### Set Up Fee (tenant's share): £200.00 (inc VAT) for up to two tenants

Referencing up to two tenants (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement

### Additional Tenant Fee: £50.00 (inc VAT) per tenant

Processing the application, associated paperwork and referencing

### Guarantor Fee: £50.00 (inc VAT) per guarantor (if required)

Carrying out credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

### Security Deposit

This deposit is normally equivalent to one months rent but a higher deposit may be required in certain circumstances. The deposit will be protected in the Tenancy Deposit Scheme operated by The Dispute Service and will be returned at the end of your tenancy subject to any charges for dilapidations, outstanding rent, reference fees etc

### Pet Deposit - returnable additional Security Deposit: (maximum £175.00)

This additional deposit is to cover the added risk of property damage. This will be protected with your Security Deposit in the Tenancy Deposit Scheme and will be returned at the end of your tenancy subject to any charges for carpet cleaning, flea treatment, pet damage etc.

### During your tenancy:

#### **Amendment Fee: £30.00 (inc VAT)**

Contract negotiation, amending terms and updating your Tenancy Agreement during your tenancy

#### **Renewal Fee: (tenant's share £30.00 (inc VAT))**

Contract negotiation, amending and updating terms and arranging a further Tenancy Agreement

### Ending your tenancy:

#### **Future Landlord Reference Fee: £25.00 (inc VAT) per reference request**

Collating information and preparing a reference for a future landlord or letting agent

#### **Early Termination Fee: £100.00 (inc VAT)**

Fee charged if you request that the property be re-let before the end of the fixed period of your tenancy

### Other fees and charges:

#### **Late Payment Fee: £25.00 (inc VAT)**

Sending you a reminder for late payment of your rent

#### **Returned Cheque Fee: £25.00 (inc VAT)**

Sending you a letter in relation to a cheque returned by your Bank

#### **Missed Appointment Fee: £15.00 (inc VAT)**

Your failure to keep a pre-arranged appointment or a request to re-arrange a routine inspection