

Headlands, Fenstanton , PE28 9LW (Ref: S418)

Three bedroom town house - £925 PCM + tenant fees



Description

This modern and well designed town house is situated in the pretty village of Fenstanton, which is located with good access to commuter routes. The accommodation comprises of: Ground Floor - modern kitchen, lounge/diner, cloakroom, 1st Floor - bedroom two (double), bedroom three (single), family bathroom, 2nd Floor - large master bedroom with two built in cupboards and one fitted double wardrobe, en-suite shower room, Exterior - enclosed rear garden, garage with one parking space. The property also benefits from gas central heating and uPVC double glazing.

Ground Floor: Kitchen 3.61m x 1.87m, Lounge 4.58m x 4.13m, Cloakroom 1.79m x 0.91m 1st Floor: Bedroom 2 4.14m x 3.32m, Bedroom 3 3.02m x 2.01m, Bathroom 2.02m x 1.93m 2nd Floor: Master Bedroom 3.67m x 2.98m . Please note that the room sizes in this advert are for guidance purposes only and may not be exact.

Property Details (Ref: S418)

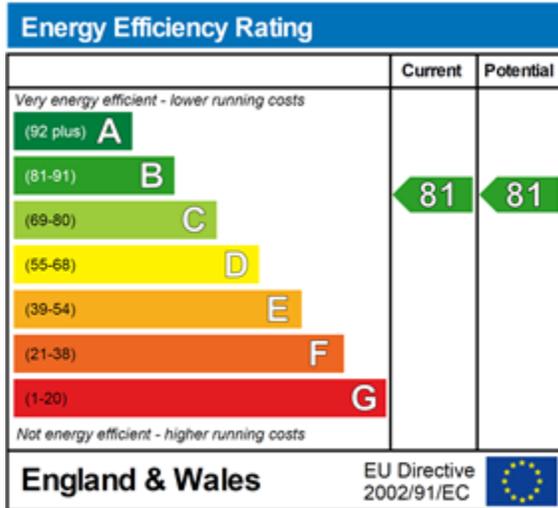
Bedrooms:	3
Reception Rooms:	1
Bathrooms:	1
Furnished:	
Available:	Immediately
Deposit:	£925.00
Council Tax Band:	D
EPC Rating:	B
Rent:	£925 PCM + tenant fees
Pets Considered:	
Children Allowed:	
Smokers Considered:	
Sharers Allowed:	
Garden:	Enclosed rear garden
Parking:	Parking and garage

Fenstanton

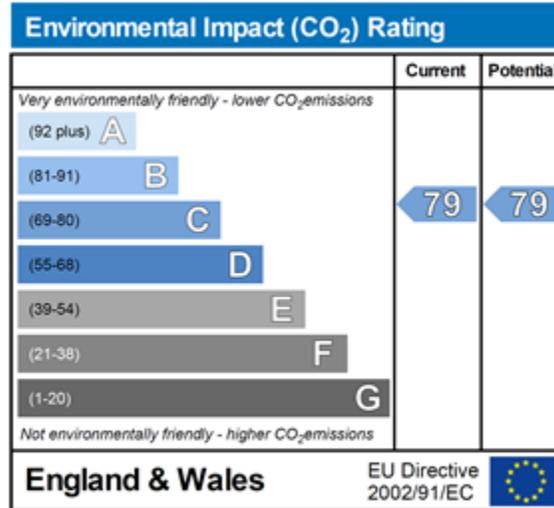
FENSTANTON with its historic clock tower dating back to the 1600s and Parish church which is recorded in the Domesday Book of 1086, has a range of individual shops, social and schooling facilities. It is situated approximately two miles from the historic riverside town of St Ives, which offers further facilities. Cambridge (approximately 10 miles) and Huntingdon (approximately 10 miles) also provide main line railway stations, with access to London (Liverpool Street/Kings Cross) in under the hour. Road links include the A1, A14 (A1/M1 link road) and the M11. Further information may be found at: www.fenstanton-village.co.uk/index.php www.fenstantonandhiltonschool.com

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 (CO₂) 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 (CO₂) 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