

**RENTAL
£800 PCM**

1 Church View, Tydd St. Giles, Cambridgeshire, PE13 5LA

TO LET - UNFURNISHED - AVAILABLE SOON

A NICELY PRESENTED 3 BEDROOM MODERN SEMI-DETACHED HOUSE, WITH EN-SUITE TO THE MAIN BEDROOM. DOWNSTAIRS CLOAKROOM. LOUNGE, KITCHEN/DINER. SHARED OFF-ROAD PARKING. ENCLOSED PATIO AREA.

Situated in Tydd St Giles, 6 miles from Wisbech. Views of the Church.

EPC: BAND C

FREE REFERENCING AND NO OTHER ADMINISTRATION COSTS WHEN YOU APPLY FOR THIS TENANCY. NO CHECK-OUT FEES OR HIDDEN COSTS.

LONG SUTTON

TO LET - UNFURNISHED

Minimum of six months or one year on a Fixed Term Assured Shorthold Tenancy Agreement Tenancy. Renewable thereafter by agreement with both tenant and landlord.

Rent £800.00 per calendar month exclusive of all outgoings (i.e. Electricity, Water Rates, Council Tax etc). Payable in advance by Standing Order.

TENANCY

Each prospective occupant aged 18 years or over will be asked to complete an application form. Once the application forms have been submitted to our office we will arrange for you to view the property. In the meanwhile please let us know if you would like to see a copy of our standard Tenancy agreement.

Once your application has been accepted we will ask you to provide us with proof of your identity and proof of residence.

PERMITTED PAYMENTS

When you sign the Tenancy Agreement we will ask you for a Deposit equal to 5 weeks rent, and rent for the first calendar month.

During the tenancy you will be responsible for payment of the rent and payment to the utility provider(s) of Electricity, Gas and Water. Plus Council Tax, TV licence and communications (e.g. landline and broadband).

We will ask you to pay £30.00 (including Vat) if we are asked to replace a lost key. The Landlord will require you to refund the cost of replacing lock if all the keys to the lock(s) are lost.

We will ask you to pay £50.00 (including VAT) if you ask us to change the Tenancy Agreement and the Landlord agrees to the changes (e.g. removing the name of one of the tenants or adding another).

We will ask you for payment of any unpaid rent and reasonable costs if you request an early termination of the tenancy. As well as the rent, you will be responsible for all Services and the Security of the property until such time as the property is re-let, at which point your tenancy will be terminated, subject to the Landlord agreeing to an early termination.

We will ask you to make other permitted payments allowed by legislation including contractual damage (e.g. damage to the property and to fixtures and fittings not due to fair wear and tear, and not comprising an insured loss).

TENANCY PROTECTION

When you sign the Tenancy Agreement we will ask you for a Deposit equal to 5 weeks rent, and rent for the first calendar month.

During the tenancy you will be responsible for payment of the rent and payment to the utility provider(s) of Electricity, Gas and Water. Plus Council Tax, TV licence and communications (e.g. landline and broadband).

We will ask you to pay £30.00 (including Vat) if we are asked to replace a lost key. The Landlord will require you to refund the cost of replacing lock if all the keys to the lock(s) are lost.

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We will ask you to make other permitted payments allowed by legislation including contractual damage (e.g. damage to the property and to fixtures and fittings not due to fair wear and tear, and not comprising an insured loss).

SURETY DEPOSIT

A Surety Deposit of £923.00 will be required to be refunded at the end of the tenancy less any unpaid rent, services, dilapidations not due to fair wear and tear.

LOUNGE

12'4" x 11'4" (3.76m x 3.45m)

Carpet. Wall-mounted radiator. Window over the front aspect.

KITCHEN/DINER

14'7" x 10'3" (4.45m x 3.12m)

Range of matching wall and base units with worktops over. Integrated dishwasher . Lamona electric oven/grill with 4 ring hob and a vent over. Plumbing for a washing machine. Space for a fridge freezer. Vinyl flooring. Wall-mounted radiator. Views of the church.

DOWNSTAIRS CLOAKROOM

4'9" x 3'1" (1.45m x 0.94m)

Low-level W.C. Vanity sink. vinyl flooring. Tiled splashbacks.

BEDROOM 1

11'5" x 9'9" (3.48m x 2.97m)

Double bedroom with en-suite shower room. Carpet. Wall mounted radiator. Window over front aspect.

EN-SUITE

5'1" x 7'1" (1.55m x 2.16m)

Vanity sink and W..C. Enclosed shower cubicle. Vinyl flooring. Wall-mounted radiator

BEDROOM 2

10'3" x 7'1" (3.12m x 2.16m)

Double bedroom. Carpet. Fitted wardrobe. Wall-mounted radiator. Window over the rear aspect. Views of the church.

BEDROOM 3

7'10" x 7'1" max (2.39m x 2.16m max)

Carpet. Fitted wardrobe. Wall-mounted radiator. Window over the rear aspect.

BATHROOM

7' x 5'9" (2.13m x 1.75m)

Panelled bath with shower over. Vanity sink. Low-level W.C. Vinyl flooring.

OUTSIDE

Enclosed low-maintenance slabbed rear garden. Shared off-road parking.

ALL MAINS SERVICES

Please phone Anglian Water for details of the Water Rates (telephone Freephone 08457 145145).

ADDITIONAL INFORMATION

Further particulars and arrangements to view may be obtained from the Long Sutton office of Geoffrey Collings & Company Monday to Friday 9.am to 5.30pm. Saturday 9am to 4pm.

NOTE: In cases where the deposit is held by ourselves, any disagreement regarding damaged contents, decorations etc will be referred to the Dispute Service of the Tenancy Deposit Scheme for Regulated Agents.

The Landlord will expect the current good condition of the carpets, kitchen fittings and bathroom fittings to apply at the end of the tenancy.

No Pets. Non Smokers.

A GOOD FINANCIAL REFERENCE AND A GOOD CHARACTER REFERENCE WILL BE REQUIRED

Useful websites: www.geoffreycollings.co.uk for details of our services and all our properties. www.multimap.com for a location plan of this property. www.neighbourhood.statistics.gov.uk for information about the people, etc., who live near this property.

IF YOU HAVE A LOCAL PROPERTY TO RENT OR SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS AND COMPANY FOR A FREE MARKETING APPRAISAL.

GEOFFREY COLLINGS & COMPANY ARE MEMBERS OF THE PROPERTY OMBUDSMAN SCHEME.

AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.