

GIGGS
& Company



**5 Muntjac Close St Neots Eaton Socon
Cambridgeshire PE19 8QH**

£675 pcm

Giggs & Company are pleased to offer for rent this two bedroom terrace house in the sought after area of Eaton Socon. Close to local schools and shops the property offers lounge, kitchen/diner, two bedrooms, family bathroom and enclosed rear garden. Garage to rear of property with driveway parking. To view this property contact us today on 01480 225664.

- 2 BEDROOMS TERRACE
- ENCLOSED REAR GARDEN
- PARKING
- VIEWINGS COMMENCE 07/10/2014
- AVAILABLE FROM 14/10/2014 ONWARDS
- FEES APPLY
- PETS CONSIDERED



Entrance

Front door into

Lounge

12' 5" x 11' 5" (3.78m x 3.48m)

Window to front aspect, radiator, electric fire and stairs rising to first floor accommodation.

Kitchen/Diner

11' 4" x 10' 9" to 7'3" (3.45m x 3.27m)

Range of eye and base level units, integrated electric oven, electric hob and cooker hood over. Plumbing for washing machine and space for fridge/freezer. Storage cupboard and radiator. Window to rear aspect and door to rear garden.

First Floor Landing

Access to loft space, doors to:

Bedroom One

12' 4" x 11' 7" (3.76m x 3.53m)

Window to front aspect and radiator. Fitted furniture including 2 double wardrobes, dressing table with mirror and over head units.

Bedroom Two

7' 4" x 6' 9" (2.23m x 2.06m)

Window to rear and radiator.

Bathroom

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level WC. Storage cupboard. Heated towel rail, extractor fan.

Front garden

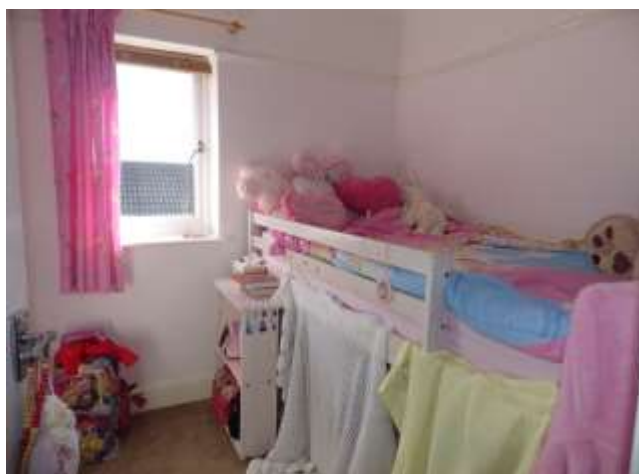
To the front of the property the garden is mainly laid to lawn.

Rear Garden

Enclosed with fence panels, gated access to driveway. Mainly laid to lawn with patio area. Outside tap and outside electrics. Courtesy door to garage/storage area.

Outside

There is a converted garage at the bottom of the garden that has electrics and is currently being used as storage. The up and over door has currently been boarded but can be returned back to a garage if needed. There is parking on the driveway in front of the garage.





CALL 01480 225 664 TO VIEW



Giggs & Company, Fenice Court, Phoenix Park, Eaton Socon, St.Neots, PE19 8EP.

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Giggs & Company has produced these details in good faith and believes they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as condition of items, permissions, approvals and regulations. The accuracy of these details is not guaranteed and they do not form part of any contract

Energy Performance Certificate



5, Muntjac Close, Eaton Socon, ST. NEOTS, PE19 8QH

Dwelling type: Mid-terrace house
 Date of assessment: 31 August 2012
 Date of certificate: 31 August 2012

Reference number: 7298-0014-7228-0902-6954
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 52 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

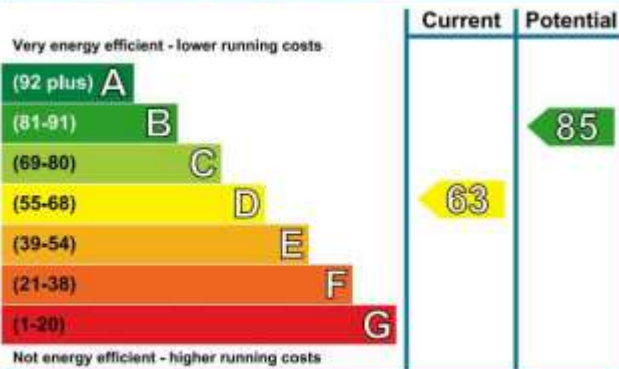
Estimated energy costs of dwelling for 3 years:	£ 1,785
Over 3 years you could save	£ 417

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 99 over 3 years	
Heating	£ 1,359 over 3 years	£ 1,128 over 3 years	
Hot Water	£ 237 over 3 years	£ 141 over 3 years	
Totals	£ 1,785	£ 1,368	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 66	
2 Low energy lighting for all fixed outlets	£35	£ 78	
3 Heating controls (time and temperature zone control)	£350 - £450	£ 81	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.