



4 Old Pound Close | Hemingford Grey | Huntingdon | PE28

Rent £1,500 pcm

- Three Bedroom House
- Semi-Detached
- Village Location
- Separate Lounge/Dining Room
- Single Garage
- Drive Way Parking
- Council Tax Band C
- EPC Rating D
- Available End of April 2024

FAQ's

Council Tax Band: C

Pets: Not Allowed

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 declining. 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

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ENTRANCE HALLWAY Stairs to First Floor Landing: Doors to Lounge: Dining Room.

LOUNGE 18' 00" x 11' 02" (5.49m x 3.4m) Window to Front: Patio Door Into Garden: Electric Fire and Surround: Radiator.

DINING ROOM 10' 08" x 10' 08" (3.25m x 3.25m) Window to Front: Radiator.

KITCHEN 13' 10" x 06' 10" (4.22m x 2.08m) Window to Rear: Electric Cooker: Space for Washing Machine and Dishwasher: Larder: Arch way Opening into Conservatory.

CONSERVATORY 13' 02" x 08' 06" (4.01m x 2.59m) Patio Doors into Garden: Door into Single Garage with Power and Light.

FIRST FLOOR LANDING Window to Rear: Radiator: Doors to Three Bedrooms and Bathroom.

BEDROOM ONE 13' 10" x 12' 10" (4.22m x 3.91m) Window to Front: Radiator.

BATHROOM Modern Fitted Suite: Window to Rear: Shower Over Bath: Toilet: Wash Hand Basin: Heated Towel Radiator.

BEDROOM TWO 11' 02" x 09' 03" (3.4m x 2.82m) Window to Front: Radiator.

BEDROOM THREE 08' 05" x 08' 02" (2.57m x 2.49m) Window to Rear: Radiator.

REAR GARDEN Fully Enclosed Rear Garden: Side Gated Access: Patio Area with Raised Beds.

PARKING Parking To The Front Of The Property - 3/4 Cars.

