



38 Essex Road | Huntingdon | PE29 1SE

Rent £1,400 pcm

- Three Bedrooms
- End of Terrace
- Cloakroom
- Off Road Parking
- Gas Central Heating
- Enclosed Garden
- Pets Considered
- Unfurnished
- Council Tax Band 'A'
- Available Mid July

**FAQ's**

Council Tax Band: A

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**

**FRONT GARDEN** Laid to Lawn: With Hedge to Front.

**ENTRANCE HALL** Tiled: Stairs to First Floor: Doors to WC: Kitchen/Diner: Lounge.

**WC Toilet:** Wash Hand Basin.

**KITCHEN/DINER** 13' 07" x 8' 9" (4.14m x 2.67m) Fitted Kitchen: Modern Design: Window to Front: Glazed Internal Window to Lounge: Gas Hob: Electric Oven: Space for Fridge/Freezer: Washing Machine: Radiator.

**LOUNGE** 14' 8" x 12' 6" (4.47m x 3.81m) Patio Doors to Rear Garden: Storage Cupboard: Radiator.

**FIRST FLOOR LANDING** Storage Cupboard: Doors to Bedrooms and Bathroom.

**BEDROOM THREE** 9' 7" x 7' 6" (2.92m x 2.29m) Window to Rear: Radiator.

**MASTER BEDROOM** 15' 9" x 10' 1" (4.8m x 3.07m) Window to Rear: Radiator.

**BEDROOM TWO** 11' 5" x 11' 1" (3.48m x 3.38m) Window to Front: Radiator.

**BATHROOM** Window to Front: Toilet: Wash Hand Basin: Shower Over Bath: Radiator.

**REAR GARDEN** Fully Enclosed: Laid to Law: Patio Area: Side Gated Access.

**PARKING** Parking Bays to right hand side of property.

