



55 Devoke Close | | Huntingdon | PE29 6XE

Rent £1,600 pcm

- Detached Family Home
- Three Bedrooms
- Utility Room
- Additional Storage
- Enclosed Rear Garden
- Converted Garage
- Conservatory
- EPC Rating 'D'
- Council Tax Band 'D'
- Available July 2024

FAQ's

Council Tax Band: D

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.

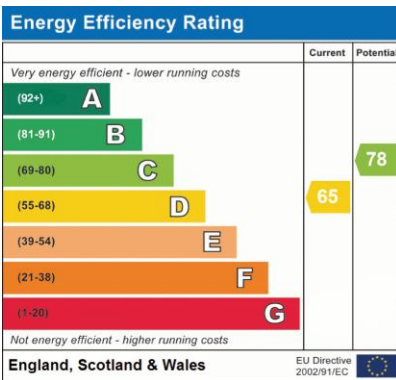
Tenant Fees

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**



ENTRANCE HALLWAY Door to Lounge.

LOUNGE 17' 07" x 10' 09" (5.36m x 3.28m) Bay Window to Front: Radiator: Door to Inner Hallway and Kitchen.

KITCHEN/DINING ROOM (CONSERVATORY) 22' 03" x 19' 04" (6.78m x 5.89m) 'L' Shaped Kitchen/Dining Room: Modern Fitted with Gas Hob and Electric Oven: Integrated Dishwasher: Window to Rear: Freestanding Fridge/Freezer (Currently for sale): Patio Doors into Garden.

INNER HALLWAY Stairs to First Floor Landing: Utility Room and WC.

WC Fitted White Suite: Toilet: Wash Hand Basin: Radiator.

UTILITY ROOM (CONVERTED GARAGE) Plumbing for Washing Machine: Space for Tumble Dryer: Door to Additional Storage.

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

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

MASTER BEDROOM 11' 00" x 10' 07" (3.35m x 3.23m) Window to Rear: Fitted Mirrored Double Wardrobe: Radiator: Door to Ensuite.

ENSUITE Window to Rear: Single Shower Cubicle: Wash Hand Basin: Toilet.

BEDROOM TWO 10' 11" x 10' 07" (3.33m x 3.23m) Window to Front: Radiator.

BEDROOM THREE 08' 08" x 08' 06" (2.64m x 2.59m) Window to Front: Radiator.

REAR GARDEN Fully Enclosed: Laid to Lawn with Gated Side Access.

PARKING Driveway Parking to the Front of the Property.

