



57 High Street | Brampton | Huntingdon | PE28 4TQ

Rent £1,350 pcm

- Victorian Terraced Home
- Two Bedrooms
- Renovated Throughout
- Gas Central Heating
- Village Location
- On Road Parking
- Pets To Be Considered
- EPC Rating 'D'
- Council Tax Band 'B'
- Available NOW

FAQ's

Council Tax Band: B
 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**

LOUNGE 13' 11" x 11' 11" (4.24m x 3.63m) Window to Front: Radiator: Fireplace and Wood Burner.

KITCHEN/DINING ROOM 13' 11" x 11' 04" (4.24m x 3.45m) Door to Rear Garden: Window to Rear: Radiator: Wood Burner.

Modern Fitted Kitchen: Appliances to Include: Freestanding Electric Cooker: Freestanding Washing Machine: Space for Fridge/Freezer.

Stairs to First Floor Landing.

FIRST FLOOR LANDING Doors to Bedrooms and Bathroom.

MASTER BEDROOM 13' 11" x 11' 11" (4.24m x 3.63m) Window to Front: Radiator.

BEDROOM TWO 11' 08" x 10' 03" (3.56m x 3.12m) Two Windows to Front: Radiator: Double Wardrobe.

BATHROOM Window to Rear: Single Shower Cubicle: Bath: Wash Hand Basin: Toilet: Radiator.

OUTSIDE UTILITY ROOM With Power and Light: This Houses the Washing Machine and Tumble Dryer.

GARDEN Fully Enclosed Garden.

Please Note there is a right of way access for the neighbour of 25 High Street.

PARKING Parking is on road parking to the front of the property.

