



47 Wheatstone Road | | Huntingdon | PE29 1DE

Rent £1,400 pcm

- Detached Home
- Three Bedrooms
- Kitchen/Dining Room
- Enclosed Rear Garden
- Parking for Two Cars
- Initial 6 Month Term
- Pet Considered
- Unfurnished
- Council Tax Band 'C'
- Available September 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**

ENTRANCE HALLWAY Stairs to First Floor Landing: Doors to Kitchen/Dining Room: Lounge: WC: Radiator.

WC Toilet: Wash Hand Basin: Extraction: Radiator.

KITCHEN/DINING ROOM 16' 09" x 09' 05" (5.11m x 2.87m) Windows to Rear and Side: Patio Door into Garden: Modern Fitted Kitchen: Space for Washing Machine and Fridge Freezer: Gas Hob: Electric Oven: Utility Cupboard that could house a Tumble Dryer: Larder/Storage Cupboard: Radiator.

LOUNGE 16' 09" x 10' 01" (5.11m x 3.07m) Windows to Front and Side: Radiator.

FIRST FLOOR LANDING Doors to Bathroom: Bedrooms: Radiator.

MASTER BEDROOM 16' 11" x 09' 04" (5.16m x 2.84m) Window to Front: Radiator.

BEDROOM TWO 09' 10" x 08' 03" (3m x 2.51m) Window to Front: Fitted Double Wardrobe: Radiator.

BEDROOM THREE 10' 01" x 07' 02" (3.07m x 2.18m) Window to Side: Radiator.

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

REAR GARDEN Fully Enclosed: Laid to Lawn: Garden Shed: Side Access.

PARKING The Property has Two Allocated Parking Spaces located at the front.

