



Ermine Street | Huntingdon | PE29 3EX

Rent £1,650 pcm

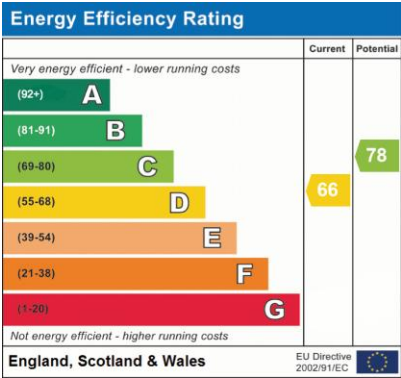
- Semi Detached Townhouse
- Four Bedrooms
- Three Storey
- Dining Room
- Unfurnished
- Parking for Two Cars
- Enclosed Rear Garden
- Council Tax Band 'C'
- EPC Rating 'D'
- Available End of May

**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 dedining. 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: Radiator: Doors to Lounge and Dining Room: Inner Hallway Leading To Garden.

**LOUNGE** 13' 07" x 12' 10" (4.14m x 3.91m) Window and Shutters To Front and Side: Radiator.

**DINING ROOM** 12' 10" x 11' 11" (3.91m x 3.63m) Windows and Shutters to Front: Door into Rear Garden: Working Open Fireplace: Storage: Door into Kitchen.

**KITCHEN** 16' 08" x 11' 00" (5.08m x 3.35m) Ornate Fire Surround: Fitted Modern Kitchen: Door into Garden: Two Windows to Rear: Rangemaster Electric Double Oven: Four Burners: Griddle and Plate Warmer: Integrated Fridge/Freezer: Dishwasher: Washing Machine: Butler Style Sink: Door into Bathroom.

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

**FIRST FLOOR LANDING** Window to Front: Doors to Bedrooms One and Two.

**BEDROOM ONE** 13' 04" x 12' 10" (4.06m x 3.91m) Windows and Shutters to Front and Side: Radiator.

**BEDROOM TWO** 13' 03" x 12' 07" (4.04m x 3.84m) Window and Shutters to Front and Side: Open Working Fireplace: Radiator: Two Storage Cupboards.

**BEDROOM THREE** 18' 08" x 13' 11" (5.69m x 4.24m) Window to Front: Radiator: Door into Bedroom Four.

**BEDROOM FOUR** 14' 07" x 13' 06" (4.44m x 4.11m) Window to Front: Radiator.

**GARDEN/PARKING** Fully Enclosed Rear Garden: Parking for Two Cars.

