



Stanch Hill Road | Sawtry | Huntingdon | PE28 5XG

Rent £1,050 pcm

- Cluster House
- Two Bedrooms
- Garden
- Gas Central Heating
- Unfurnished
- Integrated Appliances
- Parking For Two Cars
- EPC Rating 'D'
- Council Tax Band 'A'
- Available Mid May

FAQ's
Council Tax Band: A
Pets: Considered
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 3' 02" x 2' 11" (0.97m x 0.89m) Front Door Leading To Lounge.

LOUNGE 15' 9" x 9' 6" (4.8m x 2.9m) Beige Fitted Carpet, White Painted Walls, Window To Rear.

KITCHEN 6' 09" x 7' 10" (2.06m x 2.39m) Wooden Wall And Base Kitchen Units, Electric Freestanding Cooker, Fridge Freezer, Washing Machine, Window To Side.

MASTER BEDROOM 9' 10" x 8' 6" (3m x 2.59m) Beige Fitted Carpet, White Painted Walls, Window To Rear.

BEDROOM TWO 9' 6" x 6' 11" (2.9m x 2.11m) Beige Fitted Carpet, White Painted Walls, Window To Rear.

BATHROOM 6' 11" x 5' 00" (2.11m x 1.52m) Vinyl Tiled Flooring, Beige Ceramic Surround Tiles, Shower Over Bath, Window To Side.

GARDEN Good Sized Garden, Shed, Patio Area With Path.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - harveyrobinson.co.uk

