# HARVEY ROBINSON

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## West Street | Godmanchester | Huntingdon | PE29 2HF

Rent £850 pcm

- End Terrace House
- Two Bedrooms
- Gas Central Heating
- Patio Garden Area
- Unfurnished

- Town Location
- Close To Local Amenities
- EPC Rating 'D'
- Council Tax Band 'B'
- A vailable Now

### FAQ's

Council Tax Band: B

Pets: Not Allowed Smoking: Not Allowed

## Application Process

## **Holding Deposit**

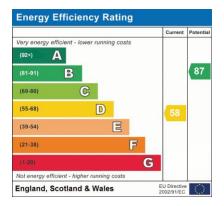
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or dedine the tenancy. The holding deposit will be refunded in 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 enterinto 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 £50 inc VAT Fob Replacement -



**LOUNGE** 11' 6" x 11' 3" (3.51m x 3.43m) Window To Front: Hard Flooring: Gas Radiator: Open Fireplace.

**KITCHEN** 11' 5" x 9' 5" (3.48m x 2.87m) Electric Oven And Hob: Window To Side: Gas Radiator: Stairs To First Floor.

BATHROOM To ilet: Sink: Small Bath With Shower Over: Window To Rear: Gas Radiator.

**BEDROOM ONE** 11' 7" x 11' 5" (3.53m x 3.48m) Window To Front: Built In Sink Area: Gas Radiator.

**BEDROOM TWO** 9' 4" x 7' 1" (2.84m x 2.16m) Window To Side: Gas Radiator.

GARDEN Patio Area To Rear: Gate Leading To Side.

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









