



Old Pound Close | Hemingford Grey | Huntingdon | PE28 9DY

Rent £1,600 pcm

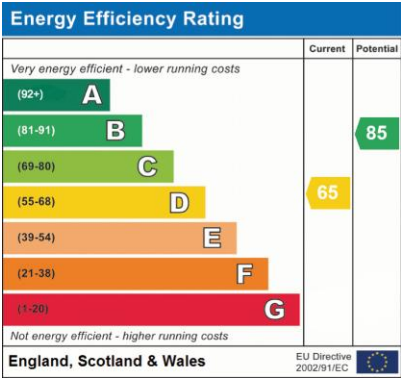
- Three Bedroom House
- Semi Detached Home
- Gas Central Heating
- Village Location
- Modern Throughout
- Close To Schools
- Large Garden
- Council Tax Band 'C'
- EPC Rating 'D'
- Available June 2025

**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 "Referending," 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** Spacious Entrance Hallway: Doors Leading To Lounge And Dining Room.

**LOUNGE** 18' 01" x 11' 03" (5.51m x 3.43m) Spacious Lounge: Log burner: Patio Doors Leading To Garden: Window To Front: Radiator.

**DINING ROOM** 11' 03" x 10' 04" (3.43m x 3.15m) Window To Front: Radiator: Doors Leading To Entrance Hallway And Kitchen.

**KITCHEN** 11' 02" x 7' 06" (3.4m x 2.29m) Gloss White Wall And Base Kitchen Units: Gas Hob: Oven: Integrated Slimline Dishwasher: Doors Leading To Lounge And Dining Room: Pantry Room: Fridge Freezer: Ample Storage.

**UTILITY ROOM** 10' 02" x 4' 10" (3.1m x 1.47m) Space And Plumbing For Washing Machine: Ample Storage.

**LANDING** Window To Rear: Doors Leading To Bathroom And Bedrooms.

**BEDROOM ONE** 11' 04" x 11' 02" (3.45m x 3.4m) Freestanding Double Wardrobe: Window To Front: Radiator.

**BEDROOM TWO** 12' 05" x 8' 09" (3.78m x 2.67m) Freestanding Double Wardrobe: Window To Front: Radiator.

**BEDROOM THREE** 8' 05" x 8' 07" (2.57m x 2.62m) Window To Rear: Radiator.

**BATHROOM** 8' 03" x 6' 03" (2.51m x 1.91m) White Bathroom Suite With Shower Over Bath: Window To Rear: Radiator.

**GARDEN** Large Garden With Grass.

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

