



Alder Drive | Huntingdon | Cambridgeshire | PE29 7WJ

Rent £1,300 pcm

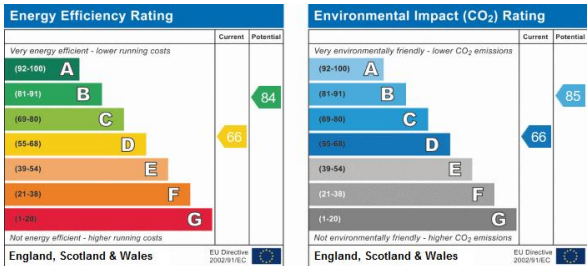
- Semi-Detached House
- Three Bedrooms
- Kitchen/Diner
- Garage and Driveway
- Gas Central Heating
- Enclosed Rear Garden
- Newly Carpeted and Redecorated
- EPC Rating D
- Council Tax Band C
- Available End of June

**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 HALL** Door to Front: Window to Side: Radiator: Door to Cloakroom and Lounge.

**CLOAKROOM** Obscured Window to Front: Toilet: Wash Hand Basin: Radiator.

**LOUNGE** 15' 08" x 14' 06" (4.78m x 4.42m) Window to Front: Electric Fire: Two Radiators: New Carpets: Stairs to First Floor: Door to Kitchen/Diner.

**KITCHEN/DINER** 14' 06" x 8' 02" (4.42m x 2.49m) Window to Rear: Range of Base and Wall Units: Electric Oven and Gas Hob: Extractor Hood: Space for Washing Machine and Fridge/Freezer: Radiator: Storage Cupboard: French Doors to Garden.

**MAIN BEDROOM** 13' 03" x 8' 01" (4.04m x 2.46m) Window to Front: New Carpets: Radiator.

**BEDROOM TWO** 10' 08" x 8' 01" (3.25m x 2.46m) Window to Rear: New Carpets: Radiator.

**BEDROOM THREE** 7' 01" x 6' 02" (2.16m x 1.88m) Window to Front: Airing Cupboard: New Carpets: Radiator.

**BATHROOM** Obscured Window to Rear: Three Piece Suite: Toilet: Wash Hand Basin: Bath with Shower Over: Extractor Fan: Shaver Point: Radiator.

**OUTSIDE** Single Garage to Side with Light and Power: Driveway: Enclosed Rear Garden with Side Access.

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

