



Wheatstone Road | Huntingdon | PE29 1DE

Rent £1,450 pcm

- Three Bedroom Home
- Semi Detached Home
- Spacious Garden
- Schools Nearby
- Close To Public Transport
- White Goods Included
- Gas Central Heating
- EPC Rating 'TBC'
- Council Tax Band 'C'
- Available July 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 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 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**

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ENTRANCE HALL 15' 08" x 4' 00" (4.78m x 1.22m) Door Leading To WC, Door Leading To Living Room, Access To Stairs/Landing, Radiator, Vinyl Flooring.

CLOAKROOM 5' 05" x 2' 11" (1.65m x 0.89m) White Ceramic Basin And Toilet: Vinyl Flooring.

LIVING ROOM 15' 09" x 9' 04" (4.8m x 2.84m) Window To Front: Vinyl Flooring: Radiator.

KITCHEN/DINER 16' 09" x 11' 01" (5.11m x 3.38m) White Gloss Kitchen Wall And Base Units: Integrated Fridge Freezer: Washing Machine: Gas Hob: Electric Oven: Window To Garden: Radiator: Patio Doors Leading To Garden.

STAIRS/LANDING Doors Leading To All Rooms: Storage Cupboard: Carpet.

MASTER BEDROOM 13' 09" x 8' 10" (4.19m x 2.69m) Carpet: Freestanding Wardrobe: Window To Rear: Radiator.

ENSUITE 5' 01" x 5' 06" (1.55m x 1.68m) Shower Cubicle: White Ceramic Basin And Toilet: Vinyl Flooring.

BEDROOM TWO 9' 09" x 11' 02" (2.97m x 3.4m) Carpet: Window To Rear: Radiator.

BEDROOM THREE 7' 07" x 8' 02" (2.31m x 2.49m) Freestanding Wardrobe: Window To Front: Radiator.

BATHROOM 6' 09" x 5' 06" (2.06m x 1.68m) White Ceramic Basin And Toilet: Bath With Handheld Shower: Vinyl Flooring: Window To Rear: Radiator.

GARDEN Laid lawn: Small Patio Area: Shed: Side Gate Access.

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

