



## The Garden | Brampton | Huntingdon | PE28 4FP

Rent £1,750 pcm

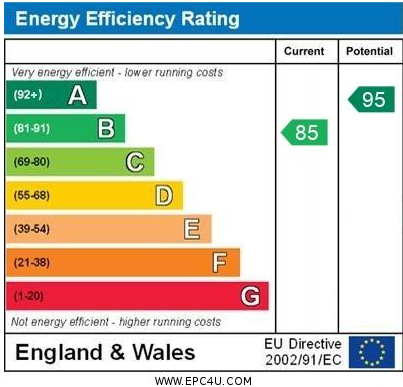
- Mid-Terraced House
- Three Bedrooms
- Set in Beautiful Grounds
- Downstairs Bedroom with Ensuite
- Enclosed Rear Garden
- Parking for Two Cars
- Council Tax Band D
- EPC Rating C
- Unfurnished
- Available Now

**FAQ's**  
Council Tax Band: D  
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** Main Door to Entrance Hall: Stairs leading to First Floor: Under Stair Storage Cupboard: Doors to Lounge: Kitchen/Diner: Bedroom Three.

**LOUNGE** 17' 11" x 12' 05" (5.46m x 3.78m) Window to Front: Fitted Carpet: Radiators.

**KITCHEN/DINER** 19' 04" x 12' 00" (5.89m x 3.66m) Window to Rear: Range of Wall and Base Units: Smeg Gas Hob and Electric Oven: Extractor Hood: Built In Microwave: Free-Standing Fridge/Freezer: Integrated Dishwasher and Washer/Dryer: Tiled Flooring: Radiators: Door to Cloakroom: Patio Doors to Garden.

**CLOAKROOM** Toilet: Wash Hand Basin: Tiled Flooring: Radiator.

**BEDROOM THREE (DOWNSTAIRS)** 13' 05" x 9' 10" (4.09m x 3m) Window to Front: Double Wardrobe: Fitted Carpet: Radiator: Door to Ensuite.

**ENSUITE** 6' 04" x 5' 05" (1.93m x 1.65m) Window to Rear: Toilet: Wash Hand Basin: Shower Cubicle: Mirrored Vanity Cabinet: Heated Towel Rail: Tiled Flooring.

**LANDING** Spacious Landing: Window to Rear: Fitted Carpet: Radiator: Doors to Main Bedroom, Bedroom Two and Bathroom.

**MASTER BEDROOM** 14' 05" x 12' 05" (4.39m x 3.78m) Window to Front: Fitted Carpet: Radiator.

**BEDROOM TWO** 13' 03" x 9' 03" (4.04m x 2.82m) Window to Front: Fitted Carpet: Radiator.

**BATHROOM** 6' 02" x 5' 08" (1.88m x 1.73m) Velux Window: Toilet: Wash Hand Basin: Bath with Shower Over: Radiator.

**OUTSIDE** Beautiful Communal Grounds: Enclosed Rear Garden: Two Allocated Parking Spaces: Secure Communal Outdoor Storage.

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

