



Dorling Way | Brampton | Huntingdon | PE28 4FF

Rent £1,295 pcm

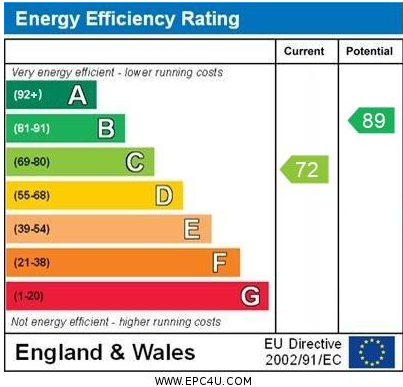
- Mid Terraced House
- Two Bedrooms
- Gas Central Heating
- Unfurnished
- Pet Considered
- Enclosed Garden
- Driveway
- EPC Rating C
- Council Tax Band B
- Available Mid September

FAQ's
Council Tax Band: B
Pets: Considered
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 "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**



ENTRANCE HALL Front Door: Radiator.

LOUNGE 13' 06" x 10' 10" (4.11m x 3.3m) Window to Front: Radiator: Hard Flooring: Stairs to First Floor: Door to Kitchen/Diner.

KITCHEN/DINER 13' 09" x 7' 09" (4.19m x 2.36m) Window to Rear: Range of Base and Wall Units: Gas Hob: Electric Oven: Extractor Hood: Free Standing Washing Machine and Fridge/Freezer: Under Stair Cupboard: Hard Flooring: Radiator: Doors to Garden.

LANDING Doors to Bedrooms and Bathroom.

MASTER BEDROOM 10' 09" x 10' 03" (3.28m x 3.12m) Window to Front: Built In Wardrobe: Radiator: Fitted Carpet.

BEDROOM TWO 10' 06" x 7' 01" (3.2m x 2.16m) Window to Rear: Radiator: Fitted Carpet.

BATHROOM 6' 05" x 5' 05" (1.96m x 1.65m) Window to Rear: Bath with Shower Over: Toilet: Wash Hand Basin: Heated Towel Rail.

OUTSIDE Enclosed Rear Garden: Driveway to Front.

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

