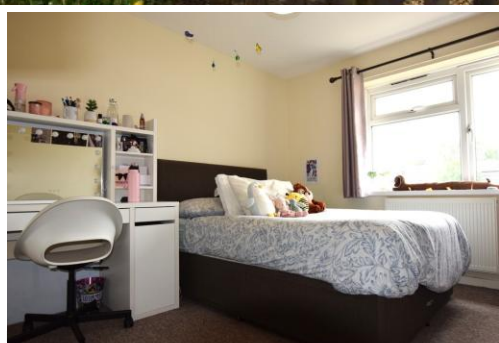




Byron Close | Huntingdon | HUNTINGDON | PE29 1NQ

Rent £1,200 pcm

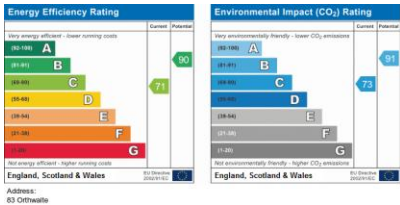
- Three Bedrooms
- Semi-Detached House
- Gas Central Heating
- Front and Rear Garden
- On Road Parking
- Close To Town
- Unfurnished
- Council Tax Band 'A'
- EPC Rating 'C'
- Available Now

FAQ's
Council Tax Band: A
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 Obscured Door to Front:Under Stairs Cupboard: Radiator: Stairs to First Floor: Doors to Kitchen and Lounge.

LOUNGE 18' 8" x 10' 11" (5.69m x 3.33m) Windows to Front and Rear: TV and Telephone Points: Radiators.

KITCHEN/DINING ROOM Window and Door to Rear: Integrated Electric Oven: Gas Hob : Cooker Hood: Space for Fridge/Freezer: Plumbing for Washing Machine and Dishwasher: Two Storage Cupboards: Dining Area: Windows to Front: Telephone Point.

LANDING Loft Access: Airing Cupboard Housing Boiler: Doors to Bathrooms and Bedrooms.

MASTER BEDROOM 11' 0" x 11' 0" (3.35m x 3.35m) Windows to Front: Built in Single Wardrobe: Freestanding Wardrobe with Mirror and Drawers: Telephone Point: Radiator.

BEDROOM TWO 11' 9" x 9' 0" (3.58m x 2.74m) Window to Front: Built in Single Wardrobe: Telephone Point: Radiator.

BEDROOM THREE 7' 11" x 6' 11" (2.41m x 2.11m) Windows to Rear: Telephone Points: Radiator.

BATHROOM Obscured Window to Rear: Bath with Shower: Wash Hand Basin: Heated Towel Rail.

SEPARATE WC Obscured Window to Rear: WC.

FRONT GARDEN Enclosed with Picket Fence: Gravel: Pathway to Front Door.

REAR GARDEN Primarily Laid to Lawn : Brick Wall Enclosed: Patio Area: Outside Tap: Gate accessing California Road.

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

