



Collings Close | Warboys | Huntingdon | PE28 2WA

Rent £2,400 pcm

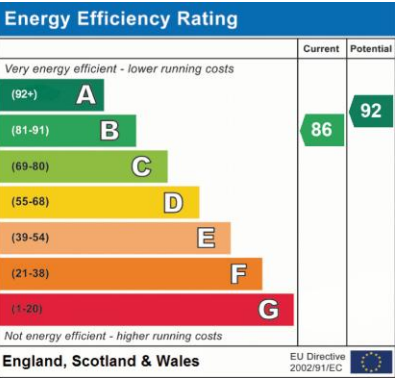
- Five Bedroom Detached House
- Bespoke Fitted Shutter Blinds
- Double Garage With Allocated Parking
- Appliances Integrated
- Electric Car Charging Point
- Gas Central Heating
- Village Location
- EPC Rating 'B'
- Council Tax Band 'F'
- Available Now

FAQ's
Council Tax Band: F
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 13' 11" x 7' 01" (4.24m x 2.16m) Entrance Hallway Leading To All Rooms: Amtico Flooring.
LOUNGE 21' 08" x 11' 11" (6.6m x 3.63m) Beige Fitted Carpet: Bespoke Fitted Shutter Blinds: Patio Doors To Rear: Bay Window To Front.
DINING ROOM 12' 10" x 10' 06" (3.91m x 3.2m) Beige Fitted Carpet: Bespoke Fitted Shutter Blinds: Bay Window To Front.
CLOAKROOM 7' 08" x 3' 00" (2.34m x 0.91m) White Ceramic Basin And Toilet: Vinyl Flooring.
KITCHEN/DINER 21' 06" x 14' 04" (6.55m x 4.37m) Amtico Flooring: Bespoke Fitted Shutter Blinds: Gloss Wall And Base Units: Integrated Dishwasher: Fridge freezer: Gas Hob With Oven: Dining Room Area With Bay Window To Side: Patio Doors To Garden.
UTILITY ROOM 7' 11" x 6' 11" (2.41m x 2.11m) Gloss Wall And Base Units: Amtico Flooring: Space For Dryer: Sink With Draining Board: Back Door Leading To Garden.
STAIRS/LANDING Beige Fitted Carpet: Doors Leading To All Rooms.
MASTER BEDROOM 14' 03" x 12' 01" (4.34m x 3.68m) Beige Fitted Carpet: Bespoke Fitted Shutter Blinds: Window To Front And Rear: Built In Wardrobes.
ENSUITE 8' 05" x 4' 06" (2.57m x 1.37m) White Ceramic Basin And Toilet: Shower Cubicle: Window To Front: Vinyl Flooring.
BEDROOM TWO 12' 11" x 10' 08" (3.94m x 3.25m) Beige Fitted Carpet: Bespoke Fitted Shutter Blinds: Window To Side And Front.
ENSUITE 8' 05" x 4' 05" (2.57m x 1.35m) White Ceramic Basin And Toilet: Shower Cubicle: Vinyl Flooring.
BEDROOM THREE 12' 02" x 10' 01" (3.71m x 3.07m) Beige Fitted Carpet: Bespoke Fitted Shutter Blinds: Window To Front.
BEDROOM FOUR 10' 07" x 11' 03" (3.23m x 3.43m) Beige Fitted Carpet: Bespoke Fitted Shutter Blinds: Window To Rear.
BEDROOM FIVE 7' 08" x 9' 03" (2.34m x 2.82m) Beige Fitted Carpet: Window To Front.
BATHROOM 9' 08" x 6' 10" (2.95m x 2.08m) White Ceramic Basin And Toilet: White Ceramic Bath: Shower Cubicle: Window To Front: Vinyl Flooring.
GARDEN Large Low Maintenance Garden: Patio Slabs: Rear Gate Leading To Garage.
PARKING Double Garage with Power and Lighting. Parking for Two Cars in front of Garage. One Allocated Space to front of Property.
AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - harveyrobinson.co.uk

