



The Briars | Sawtry | Huntingdon | PE28 5QF

Rent £1,400 pcm

- Detached Family Home
- Four Bedrooms
- Downstairs WC
- Modern Kitchen
- Dining Room
- Single Garage
- Enclosed Rear Garden
- Village Location
- Council Tax Band 'C'
- Available November 2025

FAQ's

Council Tax Band: C

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 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.

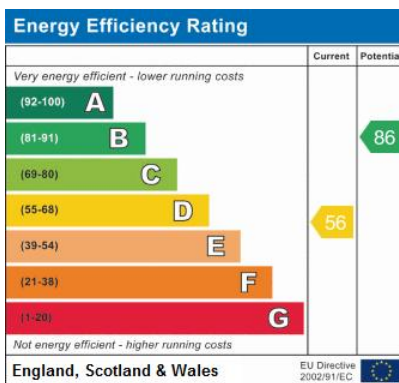
Tenant Fees

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**



ENTRANCE PORCH Double Glazed Window to Front: Door to Entrance Hall.

ENTRANCE HALL Stairs to First Floor Landing: Under Stair Storage Cupboard: Plumbing for Washing Machine.

LOUNGE 12' 11" x 11' 04" (3.94m x 3.45m) Window to Front: Radiator: Fireplace with Electric Fire:

KITCHEN 10' 11" x 08' 05" (3.33m x 2.57m) Window to Rear: Door to Rear Garden: Fitted Kitchen: Double Oven: Electric Hob: Free standing Dishwasher: Opening to Dining Room.

DINING ROOM 10' 05" x 09' 11" (3.18m x 3.02m) Window to Rear: Radiator.

WC Toilet: Wash Hand Basin: Radiator.

FIRST FLOOR LANDING Window to Side: Large Storage Cupboard.

MASTER BEDROOM 11' 09" x 09' 01" (3.58m x 2.77m) Window to Front: Radiator: Fitted Wardrobes.

BEDROOM TWO 10' 01" x 08' 00" (3.07m x 2.44m) Window to Rear: Radiator.

BEDROOM THREE 08' 07" x 06' 06" (2.62m x 1.98m) Window to Rear: Radiator.

BEDROOM FOUR 09' 01" x 05' 10" (2.77m x 1.78m) Window to Front: Radiator.

BATHROOM Window to Rear: Toilet: Wash Hand Basin: Shower Over Bath: Heated Towel Radiator.

SINGLE GARAGE Single Garage with Power and Light: Additional Driveway Parking.

REAR GARDEN Gated Side Access: Fully Enclosed: Laid to Lawn: Green House.

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

