



Whinfell Close | Huntingdon | PE29 6GZ

Rent £1,350 pcm

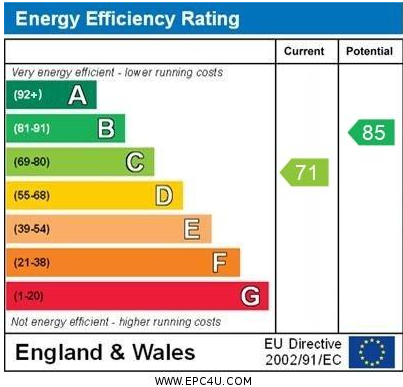
- Semi Detached Home
- Three Bedrooms
- To Be Redecorated and Carpeted
- Single Garage
- Large Garden
- Unfurnished
- Close To Town Centre
- Council Tax Band 'C'
- EPC Rating 'C'
- Available December 2025

FAQ's
Council Tax Band: C
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 3' 05" x 3' 05" (1.04m x 1.04m) Carpet Flooring; Door Leading To Front.

LOUNGE 15' 01" x 10' 06" (4.6m x 3.2m) Carpet Flooring; Stairs Leading To Upstairs; Window To Front; Fireplace.

DINING ROOM 9' 03" x 8' 01" (2.82m x 2.46m) Carpet Flooring; Patio Doors To Rear; Door To Kitchen.

KITCHEN 9' 04" x 8' 00" (2.84m x 2.44m) White Gloss Wall And Base Units; Vinyl Flooring; Oven And Gas Hob; Space For Washing Machine; Space For Fridge Freezer; Window To Rear.

STAIRS/LANDING Carpet Throughout.

BEDROOM ONE 12' 11" x 8' 10" (3.94m x 2.69m) Built In Wardrobes; Two Windows To Front; Carpet.

ENSUITE 8' 09" x 5' 00" (2.67m x 1.52m) Tiled Walls And Flooring; Window To Front; Shower Cubicle; White Ceramic Toilet And Basin.

BEDROOM TWO 11' 09" x 8' 01" (3.58m x 2.46m) Carpet; Window To Rear.

BEDROOM THREE 8' 09" x 8' 01" (2.67m x 2.46m) Carpet; Window To Rear.

BATHROOM 6' 11" x 5' 11" (2.11m x 1.8m) Tiled Walls And Flooring; White Ceramic Toilet, Sink And Bath.

GARDEN Large Grass Garden With Side Access.

GARAGE Single Garage With Lighting And Power.

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

