



Ennerdale Close | Huntingdon | PE29 6UU

Rent £1,600 pcm

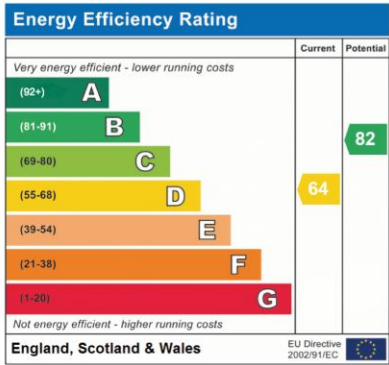
- Detached Family Home
- Three Bedrooms
- Gas Central Heating
- Open Plan Kitchen/Diner
- Large Garden
- Unfurnished
- Driveway Parking
- EPC Rating 'D'
- Council Tax Band 'C'
- Available Now

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 "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 12' 00" x 3' 09" (3.66m x 1.14m) Laminate Flooring: Door Leading To Cloakroom: Door Leading To Lounge: Radiator.

CLOAKROOM 5' 00" x 2' 11" (1.52m x 0.89m) Vinyl Flooring: Window To Front: White Ceramic Basin And Toilet: Radiator.

LOUNGE 16' 09" x 12' 04" (5.11m x 3.76m) Laminate Flooring: Bay Window To Front: Decorative Fireplace Surround: Understairs Storage: Double Doors Leading To Kitchen/Diner: Radiator.

KITCHEN/DINER 17' 06" x 15' 07" (5.33m x 4.75m) Open Plan: Island: Integrated Dishwasher: Space For Fridge Freezer: Space For Washing Machine: Laminate Flooring: Skylights: White Gloss Wall And Base Units: Microwave: Oven And Induction Hob: Patio Doors To Garden.

STAIRS/LANDING Grey Fitted Carpet: Storage Cupboard: Window To Side: Doors Leading To All Rooms.

BATHROOM 5' 07" x 6' 07" (1.7m x 2.01m) White Ceramic Bath With Waterfall Showerhead: White Ceramic Toilet And Basin: Vinyl Flooring: Window To Front.

BEDROOM ONE 11' 07" x 8' 10" (3.53m x 2.69m) Laminate Flooring: Window To Front: Built In Wardrobes: Radiator.

BEDROOM TWO 10' 07" x 8' 09" (3.23m x 2.67m) Laminate Flooring: Window To Rear: Radiator.

BEDROOM THREE 8' 04" x 6' 07" (2.54m x 2.01m) Laminate Flooring: Window To Front: Radiator.

GARDEN Large Sized Garden: Laid Lawn: Fence Surround: Small Wooden Shed.

DRIVEWAY Tarmac Driveway To Fit Two Cars.

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

