



38 Nene Road | | Huntingdon | PE29 1RG

Rent £1,100 pcm

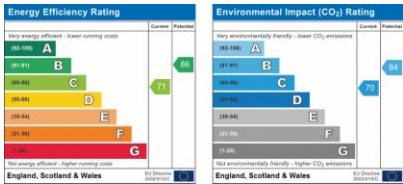
- Terraced Home
- Two Double Bedrooms
- 17ft Living Room
- 14ft Kitchen/Diner
- Shower Room
- Close to Guided Bus Stop
- Off Road Parking
- Council Tax Band A
- Unfurnished
- Available January 2025

FAQ's
Council Tax Band: A
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 Door to Front: Stairs to First Floor: Radiator.

LOUNGE Windows to Front and Rear: Open Fire: UNderstairs Cupboard: Two Radiators.

KITCHEN Door and Window to Rear: Integrated Electric Oven and Gas Hob: Cooker Hood: Space for Fridge/Freezer: Plumbing for Washing Machine: Radiator.

LANDING Window to Front: Linen Cupboard: Loft Access.

MASTER BEDROOM Window to Rear: Radiator.

BEDROOM TWO Window to Rear: Radiator.

SHOWER ROOM Window to Front: Wash Hand Basin: Shower Unit: Extractor Fan.

WC Window to Front: Toilet: Radiator.

GARDEN Timber Fence and Brick Wall Enclosed: Laid to Lawn: Timber Shed: Shrub Orders: Gated Access Allowing Off Road Parking for Two Cars.

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

