



Beaton Crescent | Huntingdon | PE29 1AH

Rent £1,250 pcm

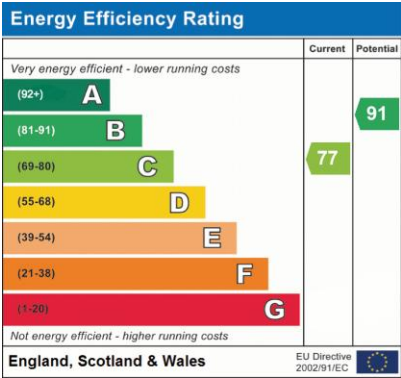
- End Terraced Home
- Two Bedrooms
- Allocated Parking
- Enclosed Rear Garden
- Kitchen Appliances Included
- Gas Central Heating
- Unfurnished
- EPC Rating 'C'
- Council Tax Band 'A'
- Available January 2026

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 HALLWAY Door To Lounge: Radiator.

LOUNGE 14' 03" x 12' 05" (4.34m x 3.78m) Window to Front: Stairs to First Floor: Door to WC: Kitchen: Meter Storage Cupboard: Radiators.

WC Toilet: Wash Hand Basin: Extraction.

KITCHEN/DINER 12' 1" x 12' 0" (3.68m x 3.66m) Fitted Kitchen: Appliances Include Washing Machine: Fridge/Freezer (The Landlord will not be maintaining if they breakdown): Gas Hob: Electric Oven: Window and Door to Rear Garden: Radiator.

FIRST FLOOR LANDING Storage Cupboard: Loft Access: Doors to Bedrooms and Bathroom.

MASTER BEDROOM 9' 8" x 9' 11" (2.95m x 3.02m) Window to Rear: Radiator: Two Double Fitted Wardrobes.

BEDROOM TWO 12' 01" x 9' (3.68m x 2.74m) Measurements into Recess. Window to Front: Radiator: Storage Cupboard.

BATHROOM White Suite: Toilet: Wash Hand Basin: Shower Over Bath: Extraction: Radiator.

REAR GARDEN Fully Enclosed Rear Garden: Shed: Side Access: Laid to Lawn.

ALLOCATED PARKING The property has One Allocated Parking Space.

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

