



80 Kent Road | Huntingdon | Cambridgeshire | PE29 7JJ

Rent £1,150 pcm

- Mid Terraced House
- Newly Redecorated
- New Flooring Throughout
- Kitchen/Diner
- Garden with Parking
- Pet Considered
- Unfurnished
- Council Tax Band A
- EPC Rating D
- Available NOW

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 Main Front Door: Stairs to First Floor: Doors to Lounge and Kitchen/Diner.

LOUNGE 18' 9" x 11' 3" (5.72m x 3.43m) Window to Front: Feature Fireplace: New Fitted Carpet: Radiator: Sliding Patio Doors to Garden.

KITCHEN/DINER 5' 74" x 3' 28" (3.4m x 1.63m) Open Plan Kitchen/Dining Room: Upper And Lower Kitchen Units: Space For Fridge/Freezer: Space for Washing Machine (Cooker to be provided):Under Stair Storage Cupboard: Door Leading To Rear Garden.

LANDING Doors to All Bedrooms, Bathroom and Separate Toilet.

MASTER BEDROOM 3' 51" x 3' 33" (2.21m x 1.75m) Newly Decorated: Newly Fitted Carpets: Large Front Aspect Window: Build In Wardrobe Cupboard: Radiator

BEDROOM TWO 3' 76" x 2' 67" (2.84m x 2.31m) Front Aspect Window: Radiator: Newly Fitted Carpets: Newly Decorated

BEDROOM THREE 3' 33" x 2' 29" (1.75m x 1.35m) Rear Aspect Window: Airing Cupboard Housing Hot Water Cylinder And Shelving: Radiator: Newly Decorated: Newly Fitted Carpets

BATHROOM Two Piece Suite Bathroom - Wall Mounted Wash Basin: Shower Over Bath: Tiled Flooring: Small Privacy Glass Window To Rear: Small Radiator

SEPERATE WC Fitted White Ceramic Toilet: Small Privacy Glass Rear Aspect Window: Small Radiator

REAR GARDEN Fully Enclosed Rear Garden: Gated Parking For One Vehicle: Gravelled Area To One Side: Bricked Outhouse Lockable Storage: Additional Wooden Outhouse Lockable Storage.

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

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

