



Coldhams Crescent | Huntingdon | PE29 1UE

Rent £1,200 pcm

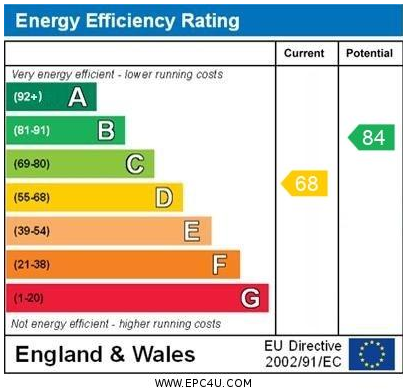
- Mid Terraced House
- Three Bedrooms
- Large Lounge
- Dining Area
- Gas Central Heating
- Enclosed Garden
- Street Parking
- Council Tax Band A
- EPC Rating D
- Available Now

FAQ's
Council Tax Band: A
Pets: Considered
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 Front Door: Stairs to First Floor: Doors to Lounge and Kitchen.

LOUNGE 18' 09" x 10' 11" (5.72m x 3.33m) Window to Front: Feature Fireplace: Fitted Carpet: Radiator: Patio Doors to Garden.

KITCHEN 10' 04" x 9' 02" (3.15m x 2.79m) Window to Rear: Range of Base and Wall Units: Gas Hob: Electric Double Oven: Extractor Hood: Space for Washing Machine and Fridge/Freezer: Understair Storage Cupboard: Vinyl Flooring: Nest Thermostat: Door to Garden.

DINING AREA 9' 06" x 5' 02" (2.9m x 1.57m) Opens up from Kitchen: Window to Front: Vinyl Flooring: Radiator.

LANDING Small Storage Cupboard: Fitted Carpet: Doors to Bedrooms, WC and Bathroom.

BEDROOM ONE 11' 10" x 10' 11" (3.61m x 3.33m) Window to Front: Built In Wardrobe: Fitted Carpet: Radiator.

BEDROOM TWO 12' 10" x 8' 11" (3.91m x 2.72m) Window to Front: Fitted Carpet: Radiator.

BEDROOM THREE 8' 00" x 7' 01" (2.44m x 2.16m) Window to Rear: Storage Cupboard with Boiler: Fitted Carpet: Radiator.

WC Obscured Window to Rear: Vinyl Flooring: Radiator.

BATHROOM 6' 01" x 4' 07" (1.85m x 1.4m) Obscured Window to Rear: Shower Cubicle: Sink with Storage Unit: Heated Towel Rail: Extractor Fan: Mirrored Vanity Cabinet.

OUTSIDE Enclosed Rear Garden with Rear Access: Covered Patio Area: Street Parking Only.

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

