



Clydesdale Way | Warboys | Huntingdon | PE28 2JP

Rent £1,950 pcm

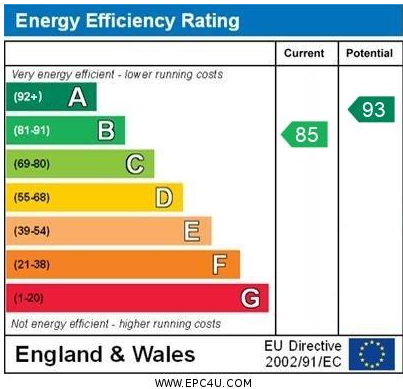
- Four Bed Detached House
- Two Ensuites
- Family Room and Study
- Appliances Integrated
- Garage and Driveway
- Enclosed Garden
- Pets Considered
- EPC Rating B
- Council Tax Band E
- Available Mid January

FAQ's
Council Tax Band: E
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 Main Front Door: Stairs to First Floor: Understair Storage Cupboard: Vinyl Flooring: Radiator: Doors to Family Room, Study, Lounge, Cloakroom and Kitchen/Diner.
FAMILY ROOM/DINING ROOM 11' 09" x 10' 03" (3.58m x 3.12m) Bay Window to Front: Vinyl Flooring: Radiator.
STUDY 9' 06" x 6' 03" (2.9m x 1.91m) Window to Side: Vinyl Flooring: Radiator.
LOUNGE 16' 10" x 13' 06" (5.13m x 4.11m) Window to Side: Vinyl Flooring: Radiator: Patio Doors to Garden.
CLOAKROOM 5' 08" x 3' 02" (1.73m x 0.97m) WC: Sink: Extractor Fan: Vinyl Flooring: Radiator.
KITCHEN/DINER 22' 08" x 9' 10" (6.91m x 3m) Window to Front: Range of Base and Wall Units: Gas Hob: Extractor Hood: Double Electric Oven: Integrated Washing Machine, Dishwasher and Fridge/Freezer: Vinyl Flooring: Radiator: Patio Doors to Garden.
LANDING Airing Cupboard: Fitted Carpet: Radiator: Doors to All Bedrooms.
MASTER BEDROOM 13' 01" x 10' 09" (3.99m x 3.28m) Window to Front: Fitted Carpet: Radiator: Door to Ensuite.
ENSUITE TO MASTER 10' 08" x 3' 11" (3.25m x 1.19m) Obscured Window to Rear: WC: Sink with Storage Unit: Shower Cubicle: Extractor Fan: Vinyl Flooring: Heated Towel Rail.
BEDROOM TWO 10' 00" x 9' 11" (3.05m x 3.02m) Window to Front: Built In Wardrobes: Fitted Carpet: Radiator.
ENSUITE TO BEDROOM TWO Obscured Window to Front: WC: Sink: Shower Cubicle: Extractor Fan: Vinyl Flooring: Heated Towel Rail.
BEDROOM THREE 12' 11" x 8' 03" (3.94m x 2.51m) Window to Rear: Fitted Carpet: Radiator.
BEDROOM FOUR 9' 05" x 8' 04" (2.87m x 2.54m) Window to Front: Fitted Carpet: Radiator.
BATHROOM Obscured Window to Side: Bath with Shower Attachment: WC: Sink: Mirrored Vanity Unit: Vinyl Flooring: Heated Towel Rail.
OUTSIDE Enclosed Rear Garden with Patio Area: Side Access to Garage and Driveway for Three Cars.
AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - harveyrobinson.co.uk

