



Cromwell Drive | Hinchingsbrooke | Huntingdon | PE29 6LB

Rent £1,395 pcm

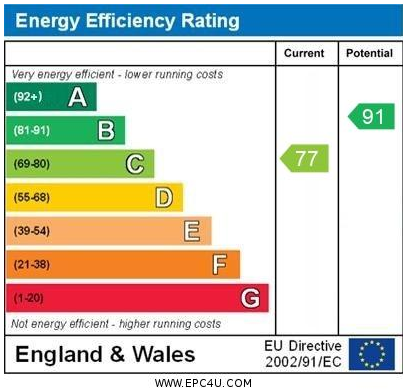
- Mid Terraced House
- Three Bedrooms
- Ensuite to Master
- Gas Central Heating
- Enclosed Garden
- Garage with Parking
- Unfurnished
- Council Tax Band C
- EPC Rating C
- Available Mid January

FAQ's
Council Tax Band: C
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: Doors to Cloakroom, Kitchen and Lounge.

CLOAKROOM 6' 00" x 2' 09" (1.83m x 0.84m) Obscured Window to Front: Toilet: Sink: Vinyl Flooring: Radiator.

LOUNGE 15' 03" x 9' 08" (4.65m x 2.95m) Window to Front: Vinyl Flooring: Radiator: Opening to Dining Area.

DINING AREA 9' 05" x 7' 10" (2.87m x 2.39m) Vinyl Flooring: Radiator: Patio Doors to Garden.

LANDING Storage Cupboard: Doors to All Bedrooms and Bathroom.

MASTER BEDROOM 9' 10" x 9' 08" (3m x 2.95m) Bay Window to Front: Built In Wardrobes: Fitted Carpet: Radiator: Door to Ensuite.

ENSUITE 6' 06" x 4' 05" (1.98m x 1.35m) Toilet: Sink: Shower Cubicle: Extractor Fan: Vinyl Flooring: Radiator.

BEDROOM TWO 11' 04" x 9' 01" (3.45m x 2.77m) Window to Rear: Fitted Carpet: Radiator.

BEDROOM THREE 9' 07" x 6' 04" (2.92m x 1.93m) Window to Rear: Fitted Carpet: Radiator.

BATHROOM 7' 03" x 6' 01" (2.21m x 1.85m) Small Obscured Window to Front: Bath with Shower Over: Toilet: Sink: Extractor Fan: Vinyl Flooring: Radiator.

OUTSIDE Enclosed Rear Garden with Access to Garage En Bloc: Parking to Front of Garage.

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

