



Elter Water | Huntingdon | PE29 6XJ

Rent £1,350 pcm

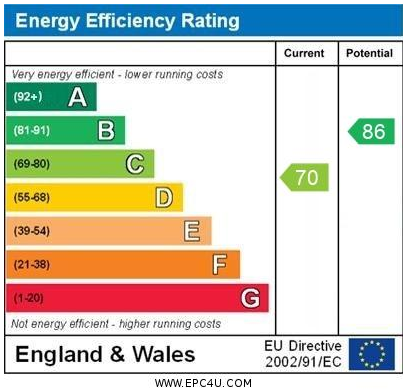
- Semi Detached Home
- Three Bedrooms
- Driveway
- Conservatory
- Modern Kitchen and Bathroom
- Enclosed Rear Garden
- Council Tax Band B
- EPC Rating
- Pets Considered
- Available Now

FAQ's
Council Tax Band: B
Pets: 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 leading to Stairs and Door to Lounge.

LOUNGE 17' 7" x 10' 7" (5.36m x 3.23m) Bay Window to Front: Fitted Carpet: Radiator.

KITCHEN 13' 9" x 9' 1" (4.19m x 2.77m) Rear Door and Window to Conservatory: Range of Modern Base and Wall Units: Electric Oven and Hob: Extractor Hood: Space for Washing Machine and Fridge/Freezer: Vinyl Flooring: Radiator: Dining Area.

CONSERVATORY 11' 10" x 8' 5" (3.61m x 2.57m) UPVC Conservatory: Tiled Flooring: Patio Doors to Garden.

LANDING Doors to All Bedrooms and Bathroom: Over Stairs Airing Cupboard: Fitted Carpet.

MASTER BEDROOM 13' 9" x 9' 2" (4.19m x 2.79m) Window to Rear: Fitted Carpet: Radiator.

BEDROOM TWO 10' 0" x 7' 1" (3.05m x 2.16m) Window to Front: Fitted Carpet: Radiator.

BEDROOM THREE 7' 0" x 6' 5" (2.13m x 1.96m) Window to Front: Fitted Carpet: Radiator.

BATHROOM Obscured Window to Side: Bath with Shower Over: Toilet: Sink: Vinyl Flooring: Radiator.

OUTSIDE Enclosed Rear Garden: Patio Area: Side Access to Garden: Two Sheds: Decked Area to Rear. Driveway Parking.

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

