



Huntingdon Road | Wyton | Huntingdon | PE28 2AD

Rent £1,650 pcm

- Semi-Detached House
- Three Bedrooms
- Conservatory
- Appliances Included
- Garage and Driveway
- Village Location
- Enclosed Garden
- Council Tax Band C
- EPC Rating D
- Available NOW

**FAQ's**

Council Tax Band: C

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 declining. 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.

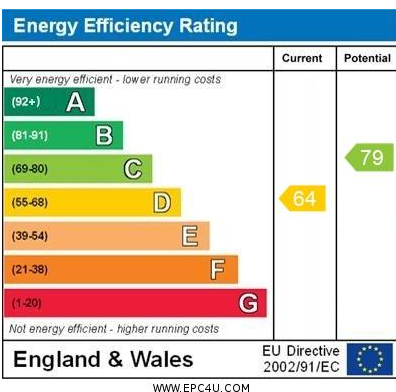
**Tenant Fees**

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: Laminate Flooring: Doors to Lounge and Kitchen: Stairs to First Floor.

**LOUNGE** 16' 05" x 10' 07" (5m x 3.23m) Window to Front: Patio Doors to Garden: Feature Fireplace: Fitted Carpet: Radiator.

**KITCHEN** 15' 10" x 11' 03" (4.83m x 3.43m) Window to Front: Range of Base and Wall Units: Lacanche Range Cooker: Appliances include Washing Machine, Dishwasher, Fridge and Freezer: Laminate Flooring: Radiator: Opening to Conservatory.  
(It is noted that the Landlord will be looking at replacing the kitchen units and having integrated appliances installed during the tenancy.)

**CONSERVATORY** 11' 02" x 10' 04" (3.4m x 3.15m) Half Brick Built Conservatory: Laminate Flooring: Doors to Garden.

**MASTER BEDROOM** 11' 04" x 8' 07" (3.45m x 2.62m) Window to Front: Built In Wardrobe: Fitted Carpet: Radiator.

**BEDROOM TWO** 10' 07" x 8' 02" (3.23m x 2.49m) Window to Front: Built In Wardrobe: Fitted Carpet: Radiator.

**BEDROOM THREE** 7' 05" x 7' 04" (2.26m x 2.24m) Window to Rear: Fitted Carpet: Radiator.

**BATHROOM** 6' 10" x 5' 06" (2.08m x 1.68m) Obscured Window to Rear: Bath with Shower Over: Sink: Toilet: Heated Towel Rail: Laminate Flooring.  
(It is noted that the Landlord will be looking at refurbishing the bathroom during the tenancy.)

**OUTSIDE** Rear Enclosed Garden with Side Gate for Access. Two Patio Areas with Lawn.

Separate Bin Store Area leading to Garage.  
Single Garage with Driveway for Two Cars.

**AGENT DETAILS** Client Money Protection Scheme: safeagent  
Redress Scheme: The Property Ombudsman

Agent Fees can be found on our website - [www.harveyrobinson.co.uk](http://www.harveyrobinson.co.uk)

