



6 Clydesdale Way | Warboys | Huntingdon | PE28 2JP

Rent £1,895 pcm

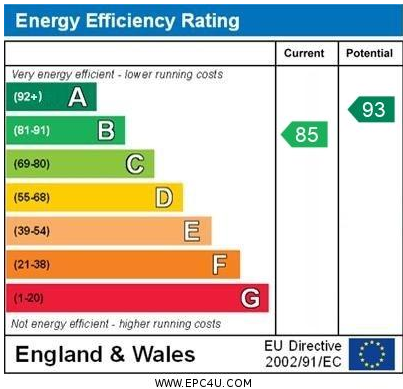
- Four Bed Detached House
- Two Ensuites
- Family Room and Study
- Appliances Integrated
- Garage and Driveway
- Enclosed Garden
- Pets Considered
- EPC Rating B
- Council Tax Band E
- Available NOW

**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 Door 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: Door 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

