HARVEY ROBINSON

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Stocker Close | Brampton | Huntingdon | PE28 4QX

Rent £2,450 pcm

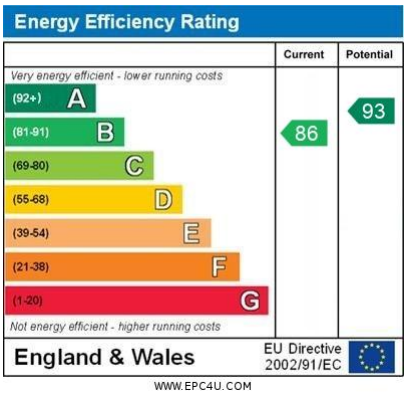
- Detached Family Home
- Five Bedrooms
- Two Ensuites
- Utility Room
- Bedroom Storage
- Large Garage and Driveway
- Enclosed Rear Garden
- Council Tax Band F
- EPC Rating B
- Available November

FAQ's
Council Tax Band: F
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**



LOUNGE 18' 04" x 10' 09" (5.59m x 3.28m) Large, Well Presented Dual Aspect Lounge. Double Entrance Doors, Gas Radiators, Battery Operated Feature Wall Lighting, Carpeted Flooring.
KITCHEN/BREAKFAST ROOM 12' 09" x 15' 06" (3.89m x 4.72m) Modern Fitted Kitchen, Integral Fridge Freezer and Dishwasher. Large Bay Window. Bosch Fitted Gas Hob and Fan Assist Double Oven, Caple Extractor Hood. 3x Breakfast Bar Stools to Remain.
DINING AREA 9' 01" x 7' 10" (2.77m x 2.39m) Large Kitchen Diner, Space with Bifold Doors to Rear Garden. Door Leading to Utility Room.
UTILITY ROOM 9' 11" x 5' 03" (3.02m x 1.6m) Modern Fitted Utility Room, Sink, Storage and Plumbing with Free Standing Washing Machine and Tumble Dryer. Large Full Height Free Standing Freezer.
WC 6' 04" x 3' 00" (1.93m x 0.91m) Modern Cloakroom, Toilet and Hand Wash Basin with Fixed Extractor Hood.
FIRST FLOOR LANDING 10' 06" x 6' 10" (3.2m x 2.08m) Large Open Area, Access to All Rooms, Ideal for Desk Placement or Reading Nook, Front Aspect Window.
MASTER BEDROOM 10' 11" x 13' 03" (3.33m x 4.04m) Large Master Bedroom with Fixed Modern Wardrobes and Storage Solutions With LED Lighting. Front Aspect Window with access to En-Suite Shower Room.
ENSUITE 10' 01" x 4' 07" (3.07m x 1.4m) Modern Full Tiled En-Suite Shower Room, Chrome Heated Towel Radiator, Toilet, Hand Wash Basin and Large Shower Enclosure. Shavers Socket and Extractor Fan.
BEDROOM TWO 10' 10" x 11' 07" (3.3m x 3.53m) Large Second Bedroom, Carpeted Flooring, Front aspect window.
BEDROOM THREE 7' 10" x 15' 04" (2.39m x 4.67m) Fitted Modern wardrobe and Storage Solutions, Dual Aspect Windows and Carpeted Flooring.
FAMILY BATHROOM 6' 09" x 9' 01" (2.06m x 2.77m) Modern Fitted Three Piece Suite, Toilet, Hand Wash Basin and Shower Over Bath. Shaver Socket and Extractor Fan. Rear Aspect Window.
SECOND FLOOR LANDING 6' 08" x 6' 10" (2.03m x 2.08m) Carpeted, Velux Window and Door to Bedroom Two and Bedroom Five.
BEDROOM FIVE/ DRESSING ROOM 9' 11" x 9' 02" (3.02m x 2.79m) Modern Fitted Wardrobes and Storage Solution, Front Aspect Window, Carpeted Flooring, Door to En-Suite Shower Room.
EN-SUITE SHOWER ROOM 8' 02" x 7' 02" (2.49m x 2.18m) Modern Fully Tiled Shower Room, Toilet, Hand Wash Basin, Shower Enclosure. Velux Window, Extractor Fan and Chrome Heated Towel Rail. Shaver Socket.
BEDROOM FOUR 9' 03" x 6' 11" (2.82m x 2.11m) Bedroom Four Front Aspect Window and Carpeted Flooring.
OUTSIDE Rear Garden Laid to Lawn with Patio Area and Pergola. Rear Gate Providing Access to Garage.
Large Insulated Garage with Ample Loft Storage Space. Electrical Supply with Up and Over Door. TV Fixed To Wall.
AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - harveyrobinson.co.uk



