



Woodlands | Hinchingsbrooke | Huntingdon | PE29 6JU

Rent £1,250 pcm

- Three Storey Townhouse
- Three Bedrooms
- Kitchen/Dining Room
- En-Suite to Master
- Cloakroom
- Garage
- Enclosed Garden
- Council Tax Band 'C'
- EPC Rating 'C'
- Available 18th April 2026

FAQ's

Council Tax Band: C

Pets: Pets considered

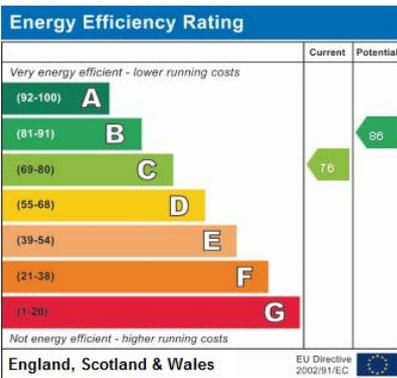
Smoking: Not Allowed

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 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 FeesChanges 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 Double Glazed Door to Front: Under Stairs Cupboard: Radiator: Door to Kitchen/Diner, Lounge and Cloakroom.

CLOAKROOM WC: Wash Hand Basin: Extractor Fan: Radiator.

LOUNGE 15' 6" x 9' 8" (4.72m x 2.95m) Double Glazed Window to Front: Double Glazed French Doors to Rear: Gas Fire: Two Radiators.

KITCHEN/DINER 22' 1" x 8' 4" (6.73m x 2.54m) Double Glazed Windows to Front and Rear: Double Glazed Door to Side: Base and Wall Mounted Units: Work Surfaces: Integrated Electric Oven: Gas Hob: Extractor Hood: Space for Fridge/Freezer: Integrated Washing Machine: Integrated Dishwasher: Wall Mounted Gas Boiler: Radiator.

LANDING Doors to Bathroom and Bedrooms Two and Three: Stairs to Second Floor Landing.

BEDROOM TWO 15' 8" x 9' 8" (4.78m x 2.95m) Double Glazed Window to Front and Rear: Radiator.

BEDROOM THREE 15' 6" x 9' 8" (4.72m x 2.95m) Double Glazed Window to Front and Rear: Radiator.

BATHROOM Double Glazed Window to Front: WC: Wash Hand Basin: Bath with Shower Over: Extractor Fan: Radiator: Airing Cupboard Housing Hot Water Tank with Shelving.

LANDING Double Glazed Window to Rear: Door to Master Suite.

MASTER BEDROOM 12' 9" x 12' 9" (3.89m x 3.89m) Double Glazed Window to Front: Velux Window: Radiator: Opening to Dressing Area: Double Glazed Window to Front: Loft Access: Built in Double and Single Wardrobes: Radiator.

ENSUITE Velux window to Rear: WC: Wash Hand Basin: Shower Cubicle: Extractor Fan: Radiator.

GARDEN Low Maintenance Garden: Timber Panel Fence: Enclosed: Patio Area: Raised Decking Area: Timber Shed: Outside Tap: Gated Access to Parking Area.

GARAGE Up and Over Door: Pitched Roof.

AGENCY DETAILS Client Money Protection Scheme: safeagent Redress Scheme: The Property Ombudsman

