



Woodlands | Hinchbrooke Park | Huntingdon | PE29 6JU

Rent £1,475 pcm

- Three Storey Town House
- Terraced
- Three Bedrooms
- Ensuite to Master
- Gas Central Heating
- Single Garage
- Enclosed Rear Garden
- Council Tax Band 'C'
- Pets Considered
- Available May 2026

FAQ's

Council Tax Band: C
 Pets: Pets Considered
 Smoking: Not Allowed

Application Process

Holding Deposit

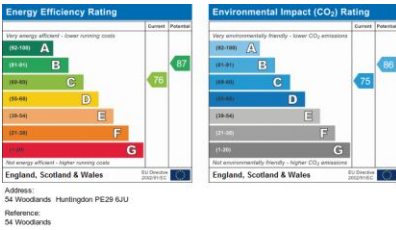
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in 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 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 Doors to WC: Kitchen: Lounge/Dining Room: Stairs to First Floor Landing.

WC Window to Front: Toilet: Wash Hand Basin: Radiator.

LOUNGE/DINING ROOM 14' 11" x 14' 10" (4.55m x 4.52m) Patio Doors to Rear Garden: Gas Fire and Surround: Radiators: Storage Cupboard.

KITCHEN 11' 10" x 07' 10" (3.61m x 2.39m) Modern Fitted Kitchen: Gas Hob: Electric Oven: Microwave: Space for Washing Machine: Dishwasher: Fridge/Freezer: Window to Front: Window to Front: Radiator.

FIRST FLOOR LANDING Window to Front: Boiler Cupboard: Stairs to Second Floor: Doors to Bedrooms 2 and 3 and Family Bathroom.

BEDROOM TWO 14' 11" x 11' 01" (4.55m x 3.38m) Window to Rear: Radiator.

BEDROOM THREE 09' 09" x 07' 10" (2.97m x 2.39m) Window to Front: Radiator.

FAMILY BATHROOM Shower Over Bath: Toilet: Wash Hand Basin: Extraction: Radiator.

MASTER SUITE 18' 06" x 15' 00" (5.64m x 4.57m) Window to Front: Velux Window to Rear: Door to Ensuite Shower Room: Fitted Double Wardrobe: Two Storage Cupboards: Radiator.

ENSUITE Velux Window to Rear: Double Shower Cubicle: Toilet: Wash Hand Basin: Radiator.

SINGLE GARAGE ON BLOCK To the Rear of the property the garage can be found on the left hand side, middle garage with power and light.

REAR GARDEN South West Facing Garden: Fully Enclosed: Rear Access to Garage.

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

