



Thongsley | Huntingdon | PE29 1NU

Rent £1,200 pcm

- End of Terrace House
- Three Bedrooms
- Kitchen/Diner
- Enclosed Garden
- Off Road Parking
- Pets Considered
- EPC Rating 'C'
- Council Tax Band A
- Unfurnished
- Available NOW

FAQ's

Council Tax Band: A
 Pets: Not Allowed
 Smoking: Not Allowed

Application Process

Holding Deposit

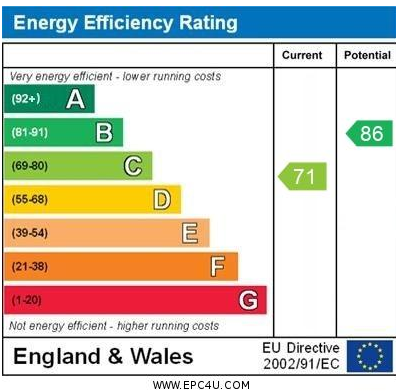
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in 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**



FRONT GARDEN Enclosed Front Garden with Path to Front Door:
 Mature Shrubs: Gravel Garden.

KITCHEN/ DINER 18' 8" x 5' 7" (5.69m x 1.7m) Window to Front and Rear: Fitted Kitchen: Electric Oven and Hob: Extractor Fan: Space for Washing Machine: Space for Fridge/Freezer: Door to Garden.

LOUNGE 18' 8" x 11' 3" (5.69m x 3.43m) Window to Front and Rear: TV and Telephone Point: Radiator: Door to Garden.

BEDROOM ONE 10' 11" x 11' 6" (3.33m x 3.51m) Windows to Front: Built In Wardrobe: Telephone Point: Radiator.

BEDROOM TWO 8' 8" x 12' 5" (2.64m x 3.78m) Window to Front: Airing Cupboard Housing Boiler: Radiator.

BEDROOM THREE 10' 10" x 7' 6" (3.3m x 2.29m) Window to Rear: Radiator.

BATHROOM Obscured Window to Rear: Bath with Shower Over: Wash Hand Basin: Heated Towel Rail.

SEPARATE WC Obscured Window to Rear: WC.

REAR GARDEN Fully Enclosed Timber Fenced Garden: Patio Area: Artificial Grass Area to Middle Terrace: Grass with Mature Fruit Trees to Lower Terrace: Path to Gate with Access to Rear.

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

