



St. Johns Street | Huntingdon | PE29 3DD

Rent £1100 pcm

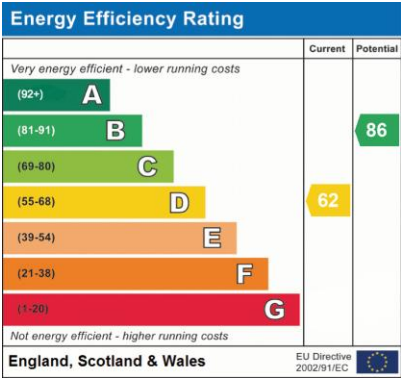
- Semi Detached Cottage
- Two Bedrooms
- Fully Furnished
- Character Property
- Enclosed Rear Garden
- Council Tax Band 'B'
- EPC Rating 'D'
- Town Centre Location
- Good Travel Access
- Available August

FAQ's
Council Tax Band: B
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 HALLWAY Door into Lounge: Dining Room.

LOUNGE 11' 05" x 10' 11" (3.48m x 3.33m) Windows to Front and Rear: Wood Bumer: Radiator: Stairs to Frist Floor Landing.

FIRST FLOOR LANDING Doors to Bedrooms.

BEDROOM ONE 11' 06" x 08' 02" (3.51m x 2.49m) Windows to Front and Rear: King-Size Bed Frame and Mattress: Radiator: Storage Cupboard Housing Water Tank.

BEDROOM TWO 11' 05" x 08' 02" (3.48m x 2.49m) Windows to Front and Rear: Radiator: Storage Cupboard: Freestanding Double Wardrobe.

DINING ROOM 14' 00" x 11' 03" (4.27m x 3.43m) Window to Front: Radiator: Door into Kitchen.

KITCHEN 12' 09" x 06' 09" (3.89m x 2.06m) Galley Kitchen: Opening into Utility Area: Cottage style Kitchen: Appliances Include Freestanding Electric Cooker: Fridge/Freezer: Dishwasher.

UTILITY AREA Door into Rear Garden: Washer Dryer: Boiler: Door into Bathroom.

BATHROOM Window to Rear: Shower Over Bath: Wash Hand Basin: Toilet: Heated Towel Radiators.

REAR GARDEN Fully Enclosed Rear Garden: Gated Access to Rear.

PARKING A Parking Permit Would Be Required.

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

