



## The Briars | Sawtry | Huntingdon | PE28 5QF

Rent £1,350 pcm

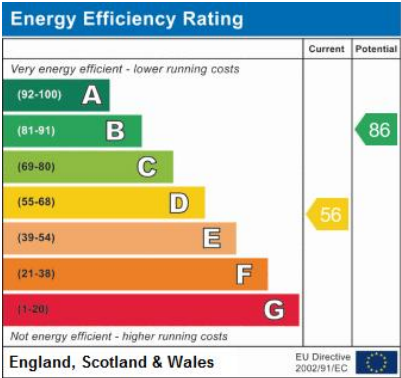
- Detached Family Home
- Four Bedrooms
- Downstairs WC
- Modern Kitchen
- Dining Room
- Single Garage
- Enclosed Rear Garden
- Village Location
- Council Tax Band 'C'
- Available Now

**FAQ's**  
Council Tax Band: C  
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 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**



Address:  
16 The Briars Sawtry PE28 5QF  
Reference:  
15 The Briars

**ENTRANCE PORCH** Double Glazed Window to Front: Door to Entrance Hall.

**ENTRANCE HALL** Stairs to First Floor Landing: Under Stair Storage Cupboard: Plumbing for Washing Machine.

**LOUNGE** 12' 11" x 11' 04" (3.94m x 3.45m) Window to Front: Radiator: Fireplace with Electric Fire:

**KITCHEN** 10' 11" x 08' 05" (3.33m x 2.57m) Window to Rear: Door to Rear Garden: Fitted Kitchen: Double Oven: Electric Hob: Free standing Dishwasher: Opening to Dining Room.

**DINING ROOM** 10' 05" x 09' 11" (3.18m x 3.02m) Window to Rear: Radiator.

**WC** Toilet: Wash Hand Basin: Radiator.

**FIRST FLOOR LANDING** Window to Side: Large Storage Cupboard.

**MASTER BEDROOM** 11' 09" x 09' 01" (3.58m x 2.77m) Window to Front: Radiator: Fitted Wardrobes.

**BEDROOM TWO** 10' 01" x 08' 00" (3.07m x 2.44m) Window to Rear: Radiator.

**BEDROOM THREE** 08' 07" x 06' 06" (2.62m x 1.98m) Window to Rear: Radiator.

**BEDROOM FOUR** 09' 01" x 05' 10" (2.77m x 1.78m) Window to Front: Radiator.

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

**SINGLE GARAGE** Single Garage with Power and Light: Additional Driveway Parking.

**REAR GARDEN** Gated Side Access: Fully Enclosed: Laid to Lawn: Green House.

**AGENT DETAILS** Client Money Protection Scheme: safeagent  
Redress Scheme: The Property Ombudsman  
Agent Fees can be found on our website - [www.harveyrobinson.co.uk](http://www.harveyrobinson.co.uk)

