



Pringle Way | Little Stukeley | Huntingdon | PE28 4BH

Rent £1,495 pcm

- Detached Bungalow
- Two Bedrooms
- Ensuite to Master Bedroom
- Kitchen Appliances Included
- Gas Central Heating
- Walk-in Wardrobe
- Electric Car Charging Point
- EPC Rating C
- Council Tax Band C
- Available NOW

FAQ's

Council Tax Band: C

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 Doors to Bedrooms: Bathroom: Kitchen/Dining Room: Lounge: Radiator.

LOUNGE 17' 00" x 12' 11" (5.18m x 3.94m) Bay Window to Front: Radiator: Real Flame Effect Fire.

KITCHEN/DINING ROOM 19' 05" x 14' 03" (5.92m x 4.34m) Modern Fitted Kitchen with Island: Integrated Fridge/Freezer: Microwave: Oven: Warming Drawer: Dishwasher: Washing Machine. Dining Room: Two Radiators: Doors Out to Rear Garden.

MASTER BEDROOM 12' 00" x 09' 08" (3.66m x 2.95m) Window to Front: Radiator: Doors to Ensuite and Walk-in Wardrobe.

ENSUITE 08' 08" x 06' 04" (2.64m x 1.93m) Window to Front: Wash Hand Basin: Toilet: Shower: Heated Towel Radiator.

WALK-IN WARDROBE 08' 08" x 05' 05" (2.64m x 1.65m) Wardrobe: Hanging Space and Shelving: Underfloor Heating.

BEDROOM TWO 11' 05" x 10' 09" (3.48m x 3.28m) Window to Rear: Radiator: Fitted Double Wardrobe: Shelving: Storage.

BATHROOM Window to Rear: Walk-in Double Shower: Toilet: Wash Hand Basin: Heated Towel Radiator.

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

