HARVEY ROBINSON

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Churchill Avenue | Wyton | Huntingdon | PE28 2HL

Rent £1,100 pcm

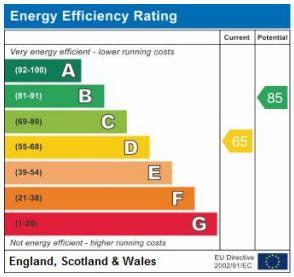
- End of Terrace Home
- Two Bedrooms
- Gas Central Heating
- Double Glazed Windows
- Driveway Parking
- Unfurnished
- Enclosed Rear Garden
- EPC Rating B
- Council Tax Band 'B'
- Available December

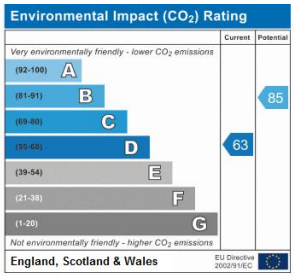
FAQ's
Council Tax Band: B
Smoking: Not Allowed

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 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**





safeagent

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

ENTRANCE HALL Doors to WC: Lounge and Kitchen: Stairs to First Floor Landing.

WC Toilet: Wash Hand Basin: Heated Towel Radiator: Storage under Wash Hand Basin.

LOUNGE/DINER 17' 8" x 10' 8" (5.38m x 3.25m) Window to Front: Patio Doors to Rear Garden: Electric Fire: Radiators: Storage Cupboard.

KITCHEN 18' 11" x 7' 2" (5.77m x 2.18m) Window to Rear: Door to Lounge: Fitted Modern Kitchen: Gas Hob: Electric Oven: Spaces for Fridge/Freezer: Washing Machine.

FIRST FLOOR LANDING Airing Cupboard: Boiler Cupboard: Window Rear: Doors to Bedrooms and Bathroom.

MASTER BEDROOM 17' 11" x 9' 6" (5.46m x 2.9m) Windows to Front and Rear: Radiator: Fitted Wardrobe: Storage Cupboard.

BEDROOM TWO 12' 0" x 11' 9" (3.66m x 3.58m) L Shaped Room. Window to Front: Storage Cupboard: Radiator.

BATHROOM White Suite: Toilet: Wash Hand Basin: Shower Cubicle: Heated Towel Radiator: Window to Rear.

REAR GARDEN Enclosed Garden: Laid to Lawn: Mature Planted Raised Beds: Patio Area: Gated Access to Front: Shed.

FRONT GARDEN Laid to Lawn: Pathway Leading to Front Door: Driveway Parking.

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



