



Ennerdale Close | Huntingdon | PE29 6UU

Rent £1,350 pcm

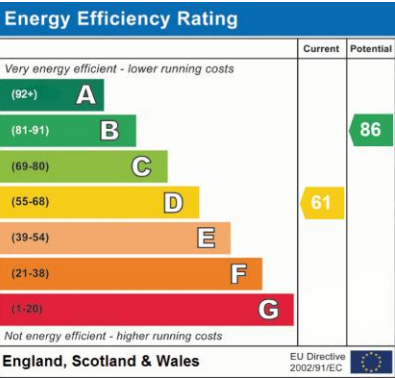
- Two Bedroom House
- Semi Detached
- Off Road Parking
- Local to Amenities
- Good Sized Garden
- Modern Fitted kitchen
- Enclosed Rear Garden
- Council Tax Band 'B'
- EPC Rating 'D'
- Available November 2026

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 "Referending," 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 HALL Entrance front door; Door leading to Lounge; Grey fitted carpet; Radiator.

LOUNGE 13' 06" x 9' 08" (4.11m x 2.95m) Bay window to front; White painted walls; Grey fitted carpet; Under stairs storage cupboard.

KITCHEN 13' 01" x 8' 11" (3.99m x 2.72m) Modern fitted kitchen with white gloss wall and base units; Grey vinyl flooring; Gas oven and hob; Door to rear garden

FIRST FLOOR LANDING Grey fitted carpet to stairs and landing; Doors leading to Bathroom and Bedrooms; Storage cupboard housing boiler

BEDROOM ONE 13' 01" x 10' 00" (3.99m x 3.05m) Windows to front; Grey fitted carpet; neutral painted walls

BEDROOM TWO 12' 05" x 6' 06" (3.78m x 1.98m) Window to rear; Grey fitted carpet; Neutral painted walls.

BATHROOM 6' 02" x 7' 00" (1.88m x 2.13m) White ceramic WC comprising of Wash hand basin; Toilet and Shower over bath; Half height tiled bath area; Grey Vinyl flooring; Window to rear.

GARDEN Laid lawn garden; Newly fitted patio; Shed included

DRIVEWAY Tarmac driveway for 2 cars; Rear garden access

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

