



Wheatsheaf Road | Alconbury Weston | Huntingdon | PE28

Rent £1,750 pcm

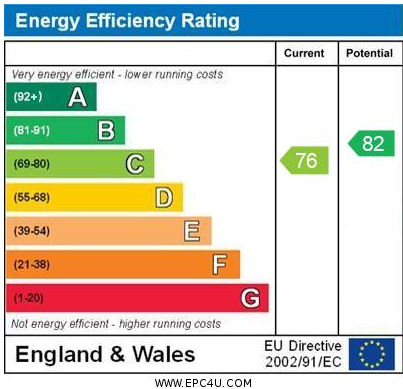
- Detached House
- Four Bedrooms
- Single Garage and Driveway
- Downstairs Shower Room
- Warm Air Heating
- Unfurnished
- Well Maintained Garden
- Council Tax Band D
- EPC Rating C
- Available November

FAQ's
Council Tax Band: D
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 Front Door: Tiled Flooring: Under Stair Storage Cupboard: Doors to Lounge and Downstairs Shower Room: Stairs to First Floor.

LOUNGE 23' 02" x 12' 04" (7.06m x 3.76m) Windows to Front: Fitted Carpet: French Doors into Conservatory: Opening to Kitchen.

CONSERVATORY 15' 01" x 9' 06" (4.6m x 2.9m) Half Brick Built Conservatory with UPVC Windows: Laminate Flooring: Patio Doors to Garden and Patio Area.

KITCHEN 11' 06" x 9' 05" (3.51m x 2.87m) Range of Base and Wall Units: Free Standing Washing Machine and Dishwasher: Space for Fridge Freezer: Gas Cooker: Tiled Flooring: Windows to Rear: Opening to Snug.

SNUG 12' 03" x 8' 08" (3.73m x 2.64m) Windows to Front and Rear: Tiled Flooring: Door to Garden.

DOWNSTAIRS SHOWER ROOM 5' 09" x 4' 06" (1.75m x 1.37m) Obscured Window to Front: Shower Cubicle: Toilet: Wash Hand Basin: Extractor Fan: Tiled Flooring.

LANDING Doors to All Bedrooms and Bathroom: Storage Cupboard: Fitted Carpet.

MASTER BEDROOM 17' 00" x 11' 10" (5.18m x 3.61m) Window to Front and Rear: Laminate Flooring: Free Standing Wardrobe.

BEDROOM TWO 12' 07" x 8' 02" (3.84m x 2.49m) Window to Rear: Laminate Flooring: Free Standing Wardrobe.

BEDROOM THREE 11' 10" x 9' 03" (3.61m x 2.82m) Window to Front: Laminate Flooring.

BEDROOM FOUR 10' 01" x 5' 11" (3.07m x 1.8m) Window to Front: Laminate Flooring: Free Standing Wardrobe.

BATHROOM 6' 05" x 6' 04" (1.96m x 1.93m) Obscured Window to Rear: Bath with Electric Shower Over: Toilet: Wash Hand Basin: Tiled Flooring.

OUTSIDE Well Maintained Enclosed Rear Garden with Patio Area, Shed and Vegetable Patch.

Single Garage with Side Access and Driveway to Front for Two Cars.

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

