



Collinson Crescent | Sapley | Huntingdon | PE28 2GB

Rent £1,450 pcm

- Town House
- Three Bedrooms
- Ensuite to Master
- Cloakroom
- Allocated Parking
- Enclosed Rear Garden
- Unfurnished
- Council Tax Band C
- EPC Rating C
- Available Beginning of October

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**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL Front Door: Doors to Kitchen, Lounge and Cloakroom: Stairs to First Floor: Tiled Flooring.

CLOAKROOM 5' 01" x 2' 10" (1.55m x 0.86m) Obscured Window to Front: Wash Hand Basin: Toilet: Tiled Flooring: Radiator.

KITCHEN 9' 07" x 6' 00" (2.92m x 1.83m) Window to Front: Range of Base and Wall Units: Gas Hob: Electric Oven: Extractor Hood: Space for Fridge/Freezer and Washing Machine: Tiled Flooring: Radiator.

LOUNGE 17' 01" x 12' 10" (5.21m x 3.91m) Windows to Rear: Fitted Carpet: Radiator: French Doors to Garden.

FIRST FLOOR LANDING Storage Cupboard: Fitted Carpet: Doors to Bedroom Two and Three and Family Bathroom.

BEDROOM TWO 9' 06" x 8' 02" (2.9m x 2.49m) Window to Front: Fitted Carpet: Radiator: Storage Cupboard.

BEDROOM THREE 9' 05" x 7' 00" (2.87m x 2.13m) Window to Rear: Fitted Carpet: Radiator.

BATHROOM 6' 04" x 6' 02" (1.93m x 1.88m) Bath with Shower Over: Toilet: Wash Hand Basin: Mirrored Vanity Unit: Tiled Flooring: Radiator.

SECOND FLOOR LANDING Door to Master Bedroom.

MASTER BEDROOM 12' 10" x 10' 10" (3.91m x 3.3m) Window to Rear: Built In Wardrobes: Fitted Carpet: Radiator: Door to Ensuite.

ENSUITE 7' 01" x 5' 04" (2.16m x 1.63m) Velux Window: Shower Cubicle: Wash Hand Basin: Toilet: Tiled Flooring: Radiator.

OUTSIDE Enclosed Rear Garden with Shed and Patio Area. Allocated parking to rear. Side Access from Garden.

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

