HARVEY ROBINSON

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Lodge Close | Huntingdon | PE29 6GR

Rent £1,400 pcm

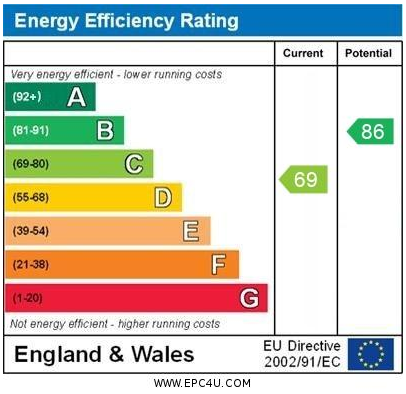
- Semi-Detached House
- Three Bedrooms
- Cloakroom
- Garage and Driveway
- Close to Train Station
- Unfurnished
- Pets Considered
- EPC Rating C
- Council Tax Band C
- Available September

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 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**



ENTRANCE HALL Stairs to First Floor: Door to Cloakroom and Lounge.

CLOAKROOM 4' 08" x 24' 03" (1.42m x 7.39m) Frosted Window to Front: Toilet: Sink: Radiator.

LOUNGE 13' 04" x 11' 04" (4.06m x 3.45m) Window to Front: Laminate Flooring: Radiator: Door to Kitchen Diner.

KITCHEN/DINER 14' 06" x 9' 05" (4.42m x 2.87m) Window to Rear: Range of Base and Wall Units: Electric Oven and Gas Hob: Extractor Hood: Space for Washing Machine and Fridge Freezer: Patio Doors to Garden.

LANDING Doors to All Bedrooms and Bathroom: Airing Cupboard.

MASTER BEDROOM 12' 05" x 8' 02" (3.78m x 2.49m) Window to Front: Fitted Carpet: Radiator.

BEDROOM TWO 10' 09" x 8' 02" (3.28m x 2.49m) Window to Rear: Fitted Carpet: Radiator.

BEDROOM THREE 7' 10" x 6' 02" (2.39m x 1.88m) Window to Front: Fitted Carpet: Radiator: Storage Cupboard above Stairs.

BATHROOM 6' 06" x 6' 02" (1.98m x 1.88m) Frosted Window to Rear: Bath with Shower Over: Toilet: Sink: Heated Towel Rail: Extractor Fan.

OUTSIDE Enclosed Rear Garden: Single Garage: Off Road Parking with Gated Access to Further Parking.

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