



Glebe Road | Perry | Huntingdon | PE28 0DG

Rent £1,150 pcm

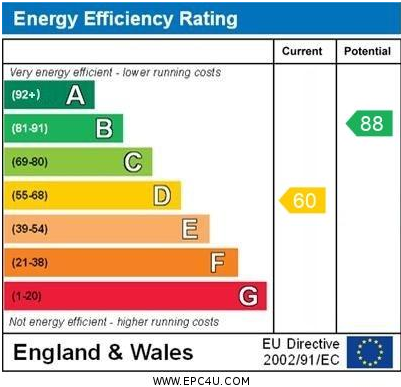
- Semi-detached Bungalow
- Two Bedrooms
- Village Location
- Unfurnished
- Enclosed Garden
- Electric Heating
- Driveway for Two Cars
- Council Tax Band B
- EPC Rating D
- Available Now

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 Front Door leading to Hallway: Doors to Lounge, Bedrooms and Bathroom.

LOUNGE/DINER 16' 6" x 11' 6" (5.03m x 3.51m) Patio Doors to Garden: Electric Heater: Laminate Flooring: Door to Kitchen.

KITCHEN 8' 7" x 6' 10" (2.62m x 2.08m) Window to Rear: Base and Wall Units: Electric Oven and Hob: Washing Machine: Laminate Flooring.

MASTER BEDROOM 11' 2" x 9' 8" (3.4m x 2.95m) Window to Front: Electric Heater: Laminate Flooring.

BEDROOM TWO 8' 3" x 7' 6" (2.51m x 2.29m) Window to Front: Electric Heater: Laminate Flooring.

BATHROOM 6' 6" x 5' 5" (1.98m x 1.65m) Window to Side: Bath with Shower Over: Toilet: Basin: Heated Towel Rail.

REAR GARDEN Fully Enclosed: Primarily Laid to Lawn: Small Gravelled Area: Large Timber Shed.

PARKING Driveway to Front with Parking 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

