



Mitchell Close | Hemingford Grey | Huntingdon | PE28 9WN

Rent £1,800 pcm

- Detached House
- Three Bedrooms
- Ensuite to Master
- Appliances Included
- Driveway for Two Cars
- Unfurnished
- Pets Considered
- EPC Rating C
- Council Tax Band D
- Available September 2026

FAQ's

Council Tax Band: D

Pets: Considered

Smoking: Not Allowed

Application Process**Holding Deposit**

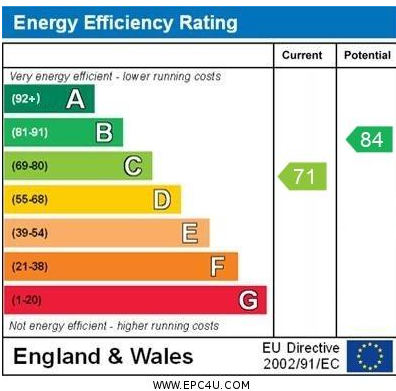
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in 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 FeesChanges 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** Doors to Cloakroom and Lounge: Stairs to First Floor.**CLOAKROOM** 4' 09" x 24' 04" (1.45m x 7.42m) Obscured Window to Front: Toilet: Sink: Radiator.**LOUNGE** 13' 06" x 11' 11" (4.11m x 3.63m) Window to Front: Under Stair Storage: Hard Flooring: Double Doors to Dining Room.**DINING ROOM** 14' 01" x 9' 10" (4.29m x 3m) Patio Doors to Garden: Window to Rear: Hard Flooring: Radiator.**KITCHEN** 10' 10" x 10' 01" (3.3m x 3.07m) Window to Rear: Range of Base and Wall Units: Integrated Dishwasher and Washing Machine: Free Standing Fridge Freezer: Range Style Cooker with Gas Hob: Extractor Hood: Radiator.**LANDING** Storage Cupboard: Doors to All Bedrooms and Bathroom.**MASTER BEDROOM** 11' 02" x 8' 04" (3.4m x 2.54m) Window to Front: Double Wardrobes: Radiator.**ENSUITE** 6' 04" x 6' 02" (1.93m x 1.88m) Obscured Window to Front: Shower Cubicle: Toilet: Sink: Shelving: Heated Towel Rail.**BEDROOM TWO** 16' 07" x 8' 08" (5.05m x 2.64m) Window to Front: Storage in the Eaves: Radiator.**BEDROOM THREE** 10' 04" x 9' 00" (3.15m x 2.74m) Window to Front: Radiator.**BATHROOM** 7' 04" x 5' 08" (2.24m x 1.73m) Obscured Window to Rear: Bath with Shower Over: Toilet: Sink: Radiator.**OUTSIDE** Enclosed Rear Garden: Two Sheds: Driveway 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

