



Stanch Hill Road | Sawtry | Huntingdon | PE28 5XG

Rent £850 pcm

- End of Terrace House
- One Bedroom
- Open Plan Lounge/Kitchen
- Kitchen Appliances Included
- Enclosed Rear Garden
- Allocated Parking Space
- Electric Heating
- Pets Considered
- Council Tax Band 'A'
- Available Mid March

**FAQ's**

Council Tax Band: A

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 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 HALLWAY** Doors to Bathroom: Lounge/Kitchen: Storage Cupboard.

**OPEN PLAN KITCHEN/LOUNGE** 14' 08" x 11' 09" (4.47m x 3.58m)

Kitchen: Modern Fitted Kitchen: Breakfast Bar and Stools: Integrated Electric Hob and Oven: Fridge Freezer: Undercounter Washing Machine: Microwave.

Lounge: Double Patio Doors Opening into Garden: Electric Heater: Stairs to First Floor Landing.

**MEZZANINE BEDROOM** 13' 06" x 7' 08" (4.11m x 2.34m)

Window to Side: Velux Window to Rear: Airing Cupboard and Storage: Electric Heater.

**BATHROOM** 6' 10" x 5' 05" (2.08m x 1.65m) Window to Side: Shower Over Bath: Wash Hand Basin: Toilet: Electric Heater.

**REAR GARDEN** Fully Enclosed Private Garden: Side Access: Shed: Bin Storage.

**AGENT DETAILS** Client Money Protection Scheme: safeagent

Redress Scheme: The Property Ombudsman

Agent Fees can be found on our website

