HARVEY ROBINSON

01480 454040

lettings@harveyrobinson.co.uk









Woodlands | Warboys | Huntingdon | PE28 2UR

Rent £1,850 pcm

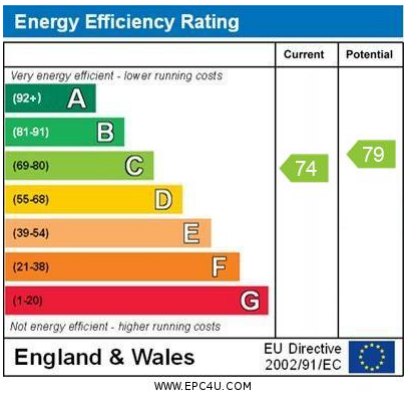
- Detached House
- Four Bedrooms
- Ensuite to Master
- Utility Room
- Garage Conversion
- Off Road Parking
- Enclosed Rear Garden
- Council Tax Band D
- EPC Rating C
- Available NOW

FAQ's
Council Tax Band: D
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 14' 01" x 13' 06" (4.29m x 4.11m) Front Door to Property: Laminate Flooring: Radiator: Doors to Cloakroom, Lounge and Kitchen: Under Stair Storage Cupboard: Stairs to First Floor.
CLOAKROOM 6' 06" x 2' 10" (1.98m x 0.86m) Obscured Window to Front: Toilet: Wash Hand Basin with Storage: Vinyl Flooring: Radiator.
LOUNGE 19' 00" x 10' 09" (5.79m x 3.28m) Window to Front and Side: Feature Fireplace: Laminate Flooring: Radiator: Doors to Dining Room.
DINING ROOM 11' 08" x 9' 02" (3.56m x 2.79m) French Doors to Garden: Laminate Flooring: Radiator: Door to Kitchen.
KITCHEN 20' 06" x 9' 08" (6.25m x 2.95m) Window to Rear: Range of Base and Walls Units: Electric Cooker: Extractor Hood: Integrated Dishwasher: Space for Fridge/Freezer: Laminate Flooring: Radiator.
UTILITY ROOM 7' 09" x 7' 06" (2.36m x 2.29m) Window to Rear: Range of Base and Wall Units: Sink: Space for Washing Machine and Tumble Dryer: Door to Garage Conversion and Garden.
GARAGE CONVERSION 11' 01" x 7' 11" (3.38m x 2.41m) Versatile Space currently set up as a Studio: Laminate Flooring: Radiator.
LANDING Doors to All Bedrooms and Bathroom: Storage Cupboard.
MASTER BEDROOM 11' 06" x 11' 03" (3.51m x 3.43m) Window to Front: Laminate Flooring: Radiator: Door to Ensuite.
ENSUITE 7' 03" x 4' 03" (2.21m x 1.3m) Obscured Window to Side: Shower Cubicle: Toilet: Wash Hand Basin with Storage: Extractor Fan: Tiled Flooring: Heated Towel Rail.
BEDROOM TWO 11' 06" x 8' 08" (3.51m x 2.64m) Window to Rear: Laminate Flooring: Radiator.
BEDROOM THREE 11' 01" x 7' 05" (3.38m x 2.26m) Window to Rear: Laminate Flooring: Radiator.
BEDROOM FOUR 7' 06" x 7' 01" (2.29m x 2.16m) Window to Front: Laminate Flooring: Radiator.
BATHROOM 8' 04" x 4' 10" (2.54m x 1.47m) Obscure Window to Side: Bath with Shower Over: Toilet: Wash Hand Basin with Drawers: Extractor Fan: Tiled Flooring: Radiator.
OUTSIDE Enclosed Rear Garden with Shed and Side Access.
Driveway Parking for One Car in front of Garage Conversion.
AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - harveyrobinson.co.uk



