



Bardolph Way | Alconbury Weald | Huntingdon | PE28 4BP

Rent £2,700 pcm

- Detached Family Home
- Four Double Bedrooms
- Ensuite to Master
- Utility Room
- Integrated Appliances
- Enclosed Rear Garden
- Driveway
- EPC Rating B
- Council Tax Band E
- Available End of April

Huntingdon

St Neots

Biggleswade

St Ives

FAQ's

Council Tax Band: E
 Pets: Not Allowed
 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 Main Front Door: Doors to Study, Cloakroom, Kitchen/Diner and Lounge: Stairs to First Floor: Understairs Storage Cupboard: Laminate Flooring.

STUDY 10' 02" x 9' 07" (3.1m x 2.92m) Window to Front with Fitted Blinds: Built In Desk and Units: Laminate Flooring: Radiator.

CLOAKROOM 6' 11" x 3' 11" (2.11m x 1.19m) Obscured Window to Side: Toilet: Wash Hand Basin: Laminate Flooring: Radiator.

KITCHEN/DINER 23' 01" x 11' 01" (7.04m x 3.38m) Window to Rear with Fitted Blinds: Range of Modern Base and Wall Units: Integrated Fridge/Freezer and Dishwasher: Gas Hob: Extractor Hood: Double Oven: Large Dining Area: Laminate Flooring: Radiator: Door to Utility Room: Patio Doors to Garden.

UTILITY ROOM 11' 08" x 6' 00" (3.56m x 1.83m) Free-standing Washing Machine: Space for Tumble Dryer and further Fridge/Freezer if required: Sink and Worktop Space: Laminate Flooring: Radiator: Door to Garden.

LOUNGE 14' 04" x 12' 03" (4.37m x 3.73m) Window to Front with Fitted Blinds: Laminate Flooring: Radiator.

LANDING Spacious Landing: Window to Front: Doors to All Bedrooms and Bathroom: Airing Cupboard: Fitted Carpet: Radiator.

MASTER BED ROOM 12' 00" x 11' 1" (3.66m x 3.38m) Window to Front with Fitted Blinds: Built In Wardrobes, Dressing Table and Overbed Storage: Fitted Carpet: Radiator: Door to Ensuite.

ENSUITE 7' 02" x 50' 07" (2.18m x 15.42m) Shower Cubicle: Toilet: Wash Hand Basin: Mirror: Tiled Flooring: Heated Towel Rail: Extractor Fan.

BEDROOM TWO 11' 06" x 10' 03" (3.51m x 3.12m) Window to Front with Fitted Blinds: Built In Wardrobes, Desk and Overhead Storage: Fitted Carpet: Radiator.

BEDROOM THREE 11' 02" x 9' 06" (3.4m x 2.9m) Window to Rear with Fitted Blinds: Fitted Carpet: Radiator.

BEDROOM FOUR 12' 02" x 10' 04" (3.71m x 3.15m) Window to Front with Fitted Blinds: Fitted Carpet: Radiator.

BATHROOM 7' 06" x 6' 02" (2.29m x 1.88m) Obscured Window to Rear: Bath with Shower Over: Toilet: Wash Hand Basin: Mirror: Extractor Fan: Tiled Flooring: Heated Towel Rail.

OUTSIDE Large Enclosed Rear Garden with Patio Area and Furniture. Parking: Driveway for Two Cars.

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

