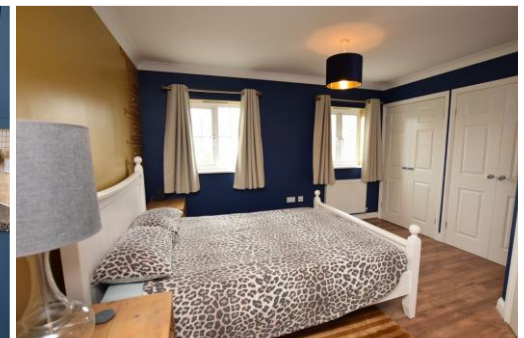




Woodlands | Huntingdon | PE29 6JU

Rent £1,350 pcm

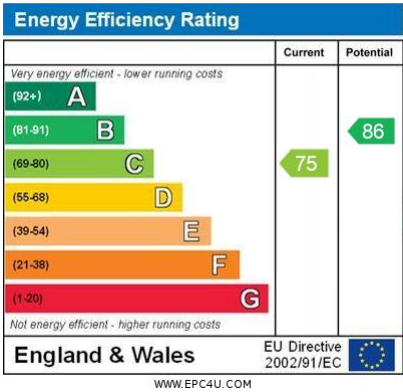
- Link Detached House
- Three Bedrooms
- Ensuite to Master
- Separate Dining Room
- Enclosed Rear Garden
- Single Garage and Car Port
- Unfurnished
- Council Tax Band C
- EPC Rating C
- Available End of October

**FAQ's**  
Council Tax Band: C  
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** Door to Lounge, Dining Room, Kitchen and Cloakroom. Understair Storage Cupboard: Stairs to First Floor: Vinyl Flooring: Radiator.  
**LOUNGE** 13' 05" x 10' 00" (4.09m x 3.05m) Window to Front: Gas Fireplace: Laminate Flooring: Radiator: Patio Doors to Garden.  
**DINING ROOM** 9' 11" x 6' 04" (3.02m x 1.93m) Window to Front: Laminate Flooring: Radiator.  
**CLOAKROOM** 7' 01" x 2' 10" (2.16m x 0.86m) Toilet: Wash Hand Basin: Vinyl Flooring: Radiator: Extractor Fan.  
**KITCHEN** 14' 00" x 9' 04" (4.27m x 2.84m) Window to Side: Range of Base and Wall Units: Space for Fridge/Freezer: Plumbing for Washing Machine and Dishwasher: Gas Hob: Electric Oven: Extractor Hood: Vinyl Flooring: Radiator.  
**LANDING** Doors to All Bedrooms and Bathroom: Cupboard housing Water Tank: Fitted Carpet.  
**MASTER BEDROOM** 13' 00" x 12' 08" (3.96m x 3.86m) Windows to Side: Two Double Fitted Wardrobes: Laminate Flooring: Radiator: Door to Ensuite.  
**ENSUITE** 7' 00" x 5' 01" (2.13m x 1.55m) Obscured Window to Rear: Toilet: Wash Hand Basin: Shower Cubicle: Tiled Flooring: Heated Towel Rail: Extractor Fan.  
**BEDROOM TWO** 13' 06" x 10' 03" (4.11m x 3.12m) Window to Front: Fitted Carpet: Radiator.  
**BEDROOM THREE** 9' 11" x 8' 11" (3.02m x 2.72m) Window to Side: Fitted Carpet: Radiator.  
**BATHROOM** 9' 11" x 6' 11" (3.02m x 2.11m) Obscured Window to Side: Bath with Shower Over: Toilet: Wash Hand Basin: Vinyl Flooring: Radiator.  
**OUTSIDE** Rear Enclosed Garden: Low Maintenance.  
Single Garage with Car Port.  
**AGENT DETAILS** Client Money Protection Scheme: safeagent  
Redress Scheme: The Property Ombudsman  
Agent Fees can be found on our website - harveyrobinson.co.uk

