HARVEY ROBINSON

01480 454040

lettings@harveyrobinson.co.uk









Lake Way | Huntingdon | PE29 6SU

Rent £1,350 pcm

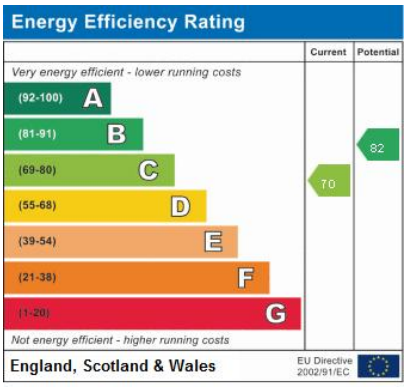
- Semi Detached House
- Three Bedrooms
- Unfurnished
- Fully Enclosed Rear Garden
- Single Garage
- Close to Local Amenities
- Walking distance to Schools
- EPC Rating 'C'
- Council Tax Band 'B'
- Available December

FAQ's
Council Tax Band: B
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**



Address:
20 [illegible] Huntingdon

Reference:
PE29 6SU

ENTRANCE HALLWAY Stairs to First Floor Landing: Door to Lounge: Radiator.

LOUNGE 18' 05" x 10' 07" (5.61m x 3.23m) Bay Window to Front: Radiator: Door to Kitchen.

KITCHEN/DINER 13' 08" x 08' 11" (4.17m x 2.72m) Window to Front: Door into Garden: Storage Cupboard: Fitted Kitchen: Gas Hob: Electric Oven: Extractor Hood: Space for Washing Machine: Fridge/Freezer.

FIRST FLOOR LANDING Airing Cupboard: Doors to Bedrooms and Bathroom.

MASTER BEDROOM 11' 09" x 09' 03" (3.58m x 2.82m) Window to Rear: Fitted Triple Wardrobes: Radiator.

BEDROOM TWO 09' 11" x 06' 04" (3.02m x 1.93m) Window to Front: Radiator.

BEDROOM THREE 07' 07" x 07' 02" (2.31m x 2.18m) Window to Front: Radiator.

FAMILY BATHROOM Window to Side: Shower Over Bath: Wash Hand Basin: Toilet: Radiator.

GARDEN Fully Enclosed Rear Garden with Patio: Gated Side Access.

SINGLE GARAGE With Power and Light.

DRIVEWAY PARKING Additional Parking for Three Cars.

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



