



Centenary Way | Brampton | Huntingdon | PE28 4YQ

Rent £1,895 pcm

- Detached House
- Four Bedrooms
- Ensuite to Master
- Utility Room
- Conservatory
- Enclosed Rear Garden
- Double Garage
- EPC Rating C
- Council Tax Band E
- Available Now

**FAQ's**

Council Tax Band: E

Pets: Considered

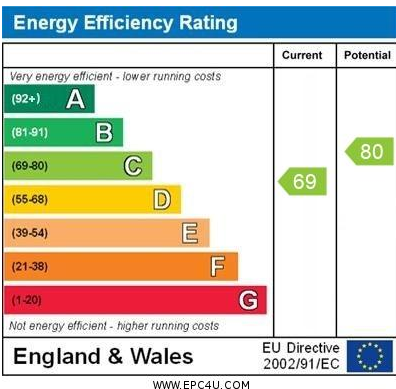
Smoking: Not Allowed

**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 HALL** Main Front Door: Doors to Lounge, Dining Room, Kitchen and Cloakroom: Laminate Flooring: Radiator.

**CLOAKROOM** 6' 10" x 2' 11" (2.08m x 0.89m) Obscured Window to Front: Toilet: Wash Hand Basin: Tiled Flooring: Radiator.

**LOUNGE** 19' 06" x 10' 03" (5.94m x 3.12m) Bay Window to Front: Feature Fireplace: Laminate Flooring: Radiator: Opening to Conservatory.

**CONSERVATORY** 9' 08" x 9' 08" (2.95m x 2.95m) Brick built Conservatory: Laminate Flooring: Radiator: Door to Garden.

**DINING ROOM** 10' 02" x 9' 10" (3.1m x 3m) Bay Window to Front: Laminate Flooring: Radiator: Doorway to Kitchen.

**KITCHEN** 11' 04" x 10' 05" (3.45m x 3.18m) Window to Rear: Range of Base and Wall Units: Electric Double Oven and Hob: Extractor Hood: Free Standing Dishwasher: Space for Fridge Freezer: Tiled Flooring: Radiator: Understair Storage Cupboard: Door to Utility Room.

**UTILITY ROOM** 6' 09" x 6' 05" (2.06m x 1.96m) Window to Rear: Free Standing Washing Machine and Tumble Dryer: Wash Hand Basin and Worktop Space: Tiled Flooring: Radiator: Door to Garden.

**LANDING** Airing Cupboard: Fitted Carpet: Radiator: Doors to All Bedrooms and Bathroom.

**MASTER BEDROOM** 13' 11" x 9' 11" (4.24m x 3.02m) Window to Front: Built In Mirrored Wardrobe: Fitted Carpet: Radiator.

**ENSUITE** 10' 02" x 5' 01" (3.1m x 1.55m) Obscured Window to Rear: Shower Cubicle: Toilet: Wash Hand Basin with Unit: Tiled Flooring: Radiator.

**BEDROOM TWO** 9' 11" x 9' 01" (3.02m x 2.77m) Window to Front: Built In Wardrobe: Fitted Carpet: Radiator.

**BEDROOM THREE** 10' 11" x 7' 09" (3.33m x 2.36m) Window to Rear: Built In Wardrobes: Fitted Carpet: Radiator.

**BEDROOM FOUR** 8' 01" x 7' 07" (2.46m x 2.31m) Window to Front: Fitted Carpet: Radiator.

**BATHROOM** 7' 02" x 5' 06" (2.18m x 1.68m) Obscured Window to Rear: Bath with Shower Over: Toilet: Wash Hand Basin with Unit: Tiled Flooring: Radiator.

**OUTSIDE** Enclosed Rear Garden with Patio Area.

Double Garage with Side Access and Driveway.

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

Redress Scheme: The Property Ombudsman

Agent Fees can be found on our website

