



The Green | Winwick | Huntingdon | PE28 5PP

Rent £2,495 pcm

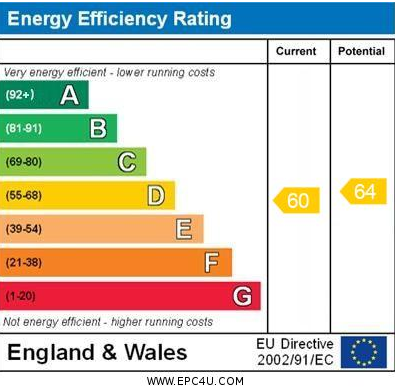
- Detached House
- Village Location
- Solar Panels and Underfloor Heating
- 4/5 Bedrooms
- Two Ensuities and Bathroom
- Large Driveway and Single Garage
- Large Enclosed Garden
- EPC Rating D
- Council Tax Band E
- Available NOW

FAQ's
Council Tax Band: E
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 dedining. 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**



OPEN PLAN KITCHEN/DINER 33' 10" x 16' 01" (10.31m x 4.9m) Side Access to House opening to Large Open Plan Kitchen Diner perfect for hosting: Range of Base and Wall Units: Island: Large Range Style Cooker: Extractor Hood: Integrated Dishwasher: Space for Large Fridge/Freezer: Tiled Flooring: Underfloor Heating: Opening to Snug/Lounge: Stairs to First Floor: Door to Bedroom Two and Opening to Bedrooms 3, 4, 5 and Bathroom: Glass Window Wall with Picturesque Views and French Doors to Garden.

SNUG/LOUNGE 16' 00" x 9' 10" (4.88m x 3m) French Doors to Side of Property: Velux and Windows to Rear: Laminate Flooring: Underfloor Heating: Door to Utility Room.

UTILITY ROOM 6' 00" x 5' 10" (1.83m x 1.78m) Plumbing for Washing Machine and Space for Tumble Dryer: Window to Side: Door to Garden: Tiled Flooring.

CLOAKROOM 6' 00" x 2' 09" (1.83m x 0.84m) Toilet: Wash Hand Basin: Heated Towel Rail: Extractor Fan: Tiled Flooring.

RECEPTION ROOM/BEDROOM TWO 16' 01" x 9' 03" (4.9m x 2.82m) French Doors to Front: Window to Front: Fitted Carpet: Underfloor Heating: Galleried Mezzanine Space with Ladder.

ENSUITE 7' 01" x 4' 08" (2.16m x 1.42m) Shower Cubicle: Toilet: Wash Hand Basin: Heated Towel Rail: Extractor Fan: Tiled Flooring.

HALLWAY Hallway leading to Three Bedrooms and Bathroom.

BEDROOM THREE 12' 10" x 9' 05" (3.91m x 2.87m) Windows to Front and Side: Fitted Carpet: Underfloor Heating.

BEDROOM FOUR 9' 06" x 8' 06" (2.9m x 2.59m) Windows to Side and Rear: Fitted Carpet: Underfloor Heating.

BEDROOM FIVE 9' 06" x 6' 04" (2.9m x 1.93m) Window to Side: Fitted Carpet: Underfloor Heating: Overhead Storage Cupboard.

BATHROOM 7' 03" x 6' 09" (2.21m x 2.06m) Bath with Shower Attachment: Toilet: Wash Hand Basin: Heated Towel Rail: Extractor Fan: Tiled Flooring.

MASTER BEDROOM 17' 02" x 13' 09" (5.23m x 4.19m) Opening from Stairs: Velux Windows: Laminate Flooring: Underfloor Heating: Door to Walk In wardrobe Area - Height Restricted.

WALK IN WARDROBE AREA 8' 07" x 7' 02" (2.62m x 2.18m) Height Restricted - Clothes Rail: Laminate Flooring: Underfloor Heating: Door to Ensuite.

ENSUITE 9' 06" x 7' 02" (2.9m x 2.18m) Shower Cubicle: Toilet: Wash Hand Basin: Heated Towel Rail: Extractor Fan: Vinyl Flooring: Storage.

GALLERIED BALCONY Galleried Balcony with Partial Views over Kitchen and Window Wall to Garden: Laminate Flooring: Underfloor Heating.

OUTSIDE Private Gravel Driveway for Five Cars: Detached Singles Garage: Side Access to Property and Large Enclosed Garden.

