



The Fairway | Bluntisham | Huntingdon | PE28 3LF

Rent £1,850 pcm

- Detached House
- 4/5 Bedrooms
- Redecorated Throughout
- Bathroom and Shower Room
- Boot Room and Pantry
- Council Tax Band D
- Enclosed Garden
- Driveway and Garage
- EPC Rating D
- Available Now

FAQ's

Council Tax Band: D
 Pets: Considered
 Smoking: Not Allowed

Application Process

Holding Deposit

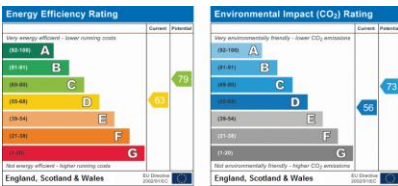
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in 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 Double Glazed Door and Window to Front: Two Radiators: Doors to Shower Room, Pantry, Garage, Inner Hallway, Living Room and Boot Room.

BOOT ROOM 5' 9" x 4' 8" (1.75m x 1.42m) Door to Side: Fitted Storage Unit: Space for Shoes and Coats.

PANTRY Fitted Shelving Unit to walls.

SECOND RECEPTION ROOM 12' 7" x 11' 5" (3.84m x 3.48m) Window and French Doors to Side: TV Point: Radiator: Door to Guest Bedroom (Five)/Family Room.

GUEST BEDROOM(FIVE)/FAMILY ROOM 16' 3" x 12' 7" (4.95m x 3.84m) Two Sets of French Doors to Side: TV Point: Radiator.

DOWNSTAIRS SHOWER ROOM Fitted Three Piece Suite: Toilet: Sink: Shower Cubicle.

INNER HALLWAY Obscured Windows to Front: Under Stairs Recess: Radiator: Stairs to First Floor: Door to Open Plan Living Space.

KITCHEN 14' 8" x 9' 7" (4.47m x 2.92m) Window to Front: Modern Style Fitted Kitchen: Breakfast Bar with Feature Painted Brickwork and Feature Pillar: Inset Halogen Hob: Integrated 'Siemens' Oven, Grill and Microwave: Large Two Drawer Under-counter Fridge: Space for Freezer: TV Point: Open Plan to Dining Room and Lounge.

UTILITY AREA 9' 3" x 9' 0" (2.82m x 2.74m) French Doors to Rear Garden: Fitted Base and Wall Units with Large Larder Sliding Unit: Plumbing for Washing Machine: Space for Tumble Dryer: Heater.

DINING ROOM 14' 8" x 9' 7" (4.47m x 2.92m) Window to Front: Telephone/broadband Point: Radiator: French Doors to Side and Patio Area.

LOUNGE 11' 7" x 8' 11" (3.53m x 2.72m) French Doors to Side and Patio Area: Feature Painted Brick Fireplace and Tiled Hearth: Open Fire with Cast Iron Grate: Radiator.

LANDING Obscured Full Height Window to Side: Loft Access: Airing Cupboard housing boiler and hot water tank.

MASTER BEDROOM 13' 11" x 11' 7" (4.24m x 3.53m) Window to Side: Recessed Double Rail Hanging Space: Radiator.

BEDROOM TWO 12' 0" x 9' 11" (3.66m x 3.02m) Window to Front: Built-in Storage Cupboard with Shelving: Radiator.

BEDROOM THREE 10' 0" x 9' 3" (3.05m x 2.82m) Window to Side: Recessed Double Rail Hanging Space: Radiator.

BEDROOM FOUR 8' 9" x 8' 0" (2.67m x 2.44m) Window to Rear: Radiator.

BATHROOM Obscured Window to Side: Three Piece Suite: Toilet: Sink: P' shaped Bath with Shower Over: Wall Mounted Vanity Unit: Heated Towel Rail.

GARAGE Up and Over Door: Power and Light Connected: Door to Entrance Hall.

FRONT GARDEN Primarily Laid to Lawn: Gravel Driveway with plenty of Off Road Parking: Gated Access to Patio Area.

REAR GARDEN Block Paved Patio Area to Side: Garden is Primarily Laid to Lawn: Fruit Shrubs to Border: Vegetable Plot to Rear Border: Timber Shed: Outside Light: Timber Panel Fence Enclosed.

AGENT DETAILS Client Money Protection Scheme: safeagent

Redress Scheme: The Property Ombudsman

Agent Fees can be found on our website

