HARVEY ROBINSON

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Thirlmere | Stukeley Meadows | PE29 6UJ

Rent £1,350 pcm

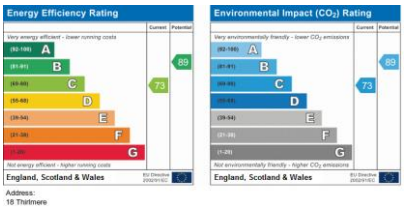
- Three Bedrooms
- Semi Detached
- Kitchen/Diner
- Large Garden
- Garage
- Re-decorated throughout
- Modern Bathroom
- EPC C
- Council Tax Band B
- Available December

FAQ's
Council Tax Band:
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**



LOUNGE 12' 8" x 11' 2" (3.86m x 3.4m) Front Facing Bay Window: Gas Central Heating: Wood Laminate Flooring: Stairs to First Floor Landing: Door to Kitchen.

KITCHEN/DINER 14' 3" x 9' 6" (4.34m x 2.9m) Door to Garden: Rear Window: A range of freshly painted base and wall units: Tiled splash backs: Cooker: Space for fridge/freezer: Plumbing for washing machine: Pantry cupboard: Wood laminated flooring.

LANDING Loft access, airing cupboard housing hot tank and shelving.

MASTER BEDROOM 12' 8" x 8' 5" (3.86m x 2.57m) Rear facing Window: Built in Double Wardrobes: Gas Central Heating: New carpets

BEDROOM TWO 8' 0" x 7' 6" (2.44m x 2.29m) Rear Facing Window: Gas Central Heating: New Carpet.

BEDROOM THREE 8' 0" x 6' 6" (2.44m x 1.98m) Rear Facing Window: Gas Central Heating: New Carpet.

BATHROOM Side facing window: Toilet: Pedestal Basin: Bath with Overhead Electric Shower: Gas Central Heating.

FRONT GARDEN Small lawned area: Parking in front of the Garage: Access to ear Garden.

REAR GARDEM Enclosed Rear Garden with Lawn and Patio Area: Shed.

GARAGE Single Garage.

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



