



The Glades | Hinchbrook | Huntingdon | PE29 6JS

Rent £1,150 pcm

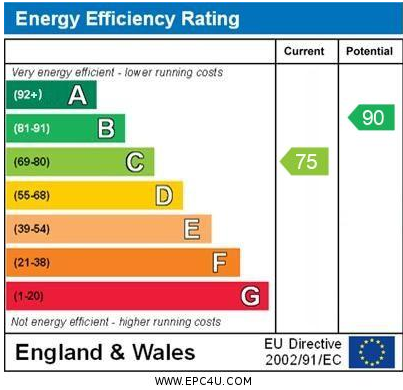
- Semi Detached Home
- Two Bedrooms
- Ensuite to Master
- Enclosed Rear Garden
- Gas Central Heating
- Unfurnished
- Single Garage
- EPC Rating C
- Council Tax Band A
- Available End of October

FAQ's
Council Tax Band: A
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 "Referending," 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 HALLWAY Doors to WC: Kitchen: Lounge/Dining Room: Stairs to First Floor Landing: Storage Cupboard.

KITCHEN 9' 2" x 7' 10" (2.79m x 2.39m) Modern Fitted Kitchen: Window to Front Overlooking The Green: Gas Hob: Electric Oven: Fridge/Freezer: Space for Washing Machine.

CLOAKROOM Window to Side: Toilet: Wash Hand Basin: Radiator.

LOUNGE/DINING ROOM 15' 00" x 12' 8" (4.57m x 3.86m) 'L' Shaped Lounge/Dining Room: Patio Doors into Rear Garden: Window To Rear: Radiator.

FIRST FLOOR LANDING Window to Side: Airing Cupboard.

MASTER BEDROOM 11' 10" x 9' 11" (3.61m x 3.02m) Two windows to Front: Radiator: Fitted Double Wardrobe: Door to Ensuite.

ENSUITE Single Shower Cubicle: Wash Hand Basin: Radiator: Extraction.

BEDROOM TWO 10' 2" x 7' 10" (3.1m x 2.39m) Window to Rear: Radiator.

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

OUTSIDE Enclosed Rear Garden Laid to Lawn: Patio Area: Access to Allocated Parking Space. Single Garage.

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

