



School Road | Earith | Huntingdon | PE28 3QB

Rent £1,275 pcm

- Detached House
- Three Bedrooms
- Open Plan Kitchen/Diner
- Close to School
- Garage and Driveway
- Unfurnished
- Enclosed Rear Garden
- Council Tax Band C
- EPC Rating D
- Available NOW

FAQ's

Council Tax Band: C

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 FeesChanges 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 Front Door: Stairs to First Floor: Radiator: Laminate Flooring: Doors to Lounge and Kitchen.

LOUNGE 12' 50" x 10' 9" (4.93m x 3.28m) Window to Front: Laminate Flooring: Radiator: Opening to Dining Area.

KITCHEN/DINER 17' 0" x 11' 1" (5.18m x 3.38m) Window to Rear: Range of Base and Wall Units: Electric Oven and Hob: Space for Washing Machine and Fridge/Freezer: Laminate Flooring: Radiator: Patio Doors to Garden.

MAIN BEDROOM 12' 3" x 10' 9" (3.73m x 3.28m) Window to Front: Newly Fitted Carpet: Radiator: Built In Wardrobe.

BEDROOM TWO 10' 9" x 8' 11" (3.28m x 2.72m) Window to Rear: Newly Fitted Carpet: Radiator: Storage Cupboard.

BEDROOM THREE 9' 3" x 6' 11" (2.82m x 2.11m) Window to Front: Newly Fitted Carpet: Radiator.

BATHROOM Obscured Window to Rear: Bath with Electric Shower: Toilet: Wash Hand Basin: Vinyl Flooring.

OUTSIDE Enclosed Rear Garden with Side Access. Driveway for One Car. Single Garage with Rear Access from Garden.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

