



Colebrook Road | Huntingdon | PE29 1DF

Rent £1,200 pcm

- Coach House
- Two Bedrooms
- Juliette Balcony
- Gas Central Heating
- Enclosed Garden
- Single Garage
- Unfurnished
- Council Tax Band A
- EPC Rating C
- Available December

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 HALL Front Door: Radiator: Stairs to Landing.

LANDING Cupboard Housing Boiler: Storage Cupboard with Rail: Doors to Lounge/Kitchen, Bedrooms and Bathroom.

LOUNGE/KITCHEN 17' 9" x 17' 1" (5.41m x 5.21m) Juliette Balcony to Front: Velux Windows: Range of Base and Wall Units: Kitchen Island: Gas Hob: Electric Oven: Extractor Hood: Radiator: Hard Flooring.

MASTER BEDROOM 14' 1" x 10' 8" (4.29m x 3.25m) Window to Front: Radiator: Fitted Carpet.

BEDROOM TWO 10' 8" x 8' 2" (3.25m x 2.49m) Window to Front: Radiator: Fitted Carpet.

BATHROOM Velux Window: Bath with Shower Over: Toilet: Wash Hand Basin: Mirrored Vanity Cabinet: Radiator.

OUTSIDE Parking to Front: Single Garage: Enclosed Rear 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

