



Wheatley Crescent | Bluntisham | Huntingdon | PE28 3XN

Rent £1,395 pcm

- Link Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Gas Central Heating
- Unfurnished
- Garage
- Enclosed Rear Garden with Office
- Council Tax Band 'C'
- EPC Rating C
- Available Early July

FAQ's

Council Tax Band: C

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 "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 HALLWAY Stairs to First Floor Landing: Doors to Lounge and Kitchen/Dining Room.

LOUNGE 15' 09" x 11' 02" (4.8m x 3.4m) Two Windows to the Front: Fireplace (please note this is NOT a working fireplace, Ornamental ONLY): Radiator.

KITCHEN/DINING ROOM 15' 10" x 10' 09" (4.83m x 3.28m) Kitchen: Window to Front: Fitted Kitchen: Electric Oven and Hob: Space for Dishwasher: Washing Machine: Fridge/Freezer: Tumble Dryer: Larder.

Dining Room: Patio Doors into Garden: Radiator.

FIRST FLOOR LANDING Doors to Bathroom and Bedrooms: Airing Cupboard Housing Water Tank.

BEDROOM ONE 11' 07" x 08' 07" (3.53m x 2.62m) Window to Rear: Radiator: Fitted Bedroom Furniture.

BEDROOM TWO 11' 09" x 08' 00" (3.58m x 2.44m) Window to Front: Radiator: Fitted Double Wardrobe.

BEDROOM THREE 08' 01" x 07' 05" (2.46m x 2.26m) Window to Front: Radiator.

BATHROOM Window to Rear: Double Shower Cubicle: Wash Hand Basin: Toilet: Heated Towel Radiator.

GARDEN OFFICE/PLAYROOM With Power and Light.

SINGLE GARAGE AND DRIVEWAY Single Garage with Power and Light: Additional Parking to Driveway.

GARDEN Fully Enclosed Rear Garden: With Access to Garage.

AGENT DETAILS Client Money Protection Scheme: safeagent Redress Scheme: The Property Ombudsman

Agent Fees can be found on our website - www.harveyrobinson.co.uk

