



Orthwaite | Stukeley Meadows | Huntingdon | PE29 6UZ

Rent £1,400 pcm

- Detached Home
- Three Bedrooms
- Close To Local Amenities
- Enclosed Rear Garden
- Driveway for Two Cars
- Single Garage
- Council Tax Band 'C'
- EPC Rating 'C'
- Unfurnished
- Available June 2026

**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.

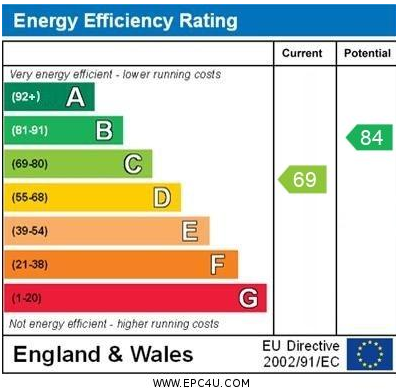
**Tenant Fees**

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** Door to Kitchen: Lounge/Dining Room: WC.

**WC** Window to Front: Wash Hand Basin: Toilet: Radiator.

**LOUNGE/DINING ROOM** 17' 02" x 17' 00" (5.23m x 5.18m) Window to Rear: Door to Garden: Ornamental Fire Surround: Radiator: Storage Cupboard: Stairs to First Floor Landing.

**KITCHEN** 09' 09" x 08' 05" (2.97m x 2.57m) Window to Front: Electric Hob and Oven: Extraction: Space for Washing Machine: Dishwasher: Free Standing Fridge/Freezer.

**FIRST FLOOR LANDING** Window to Side: Airing Cupboard: Doors to Bedrooms and Bathroom.

**MASTER BEDROOM** 13' 08" x 08' 01" (4.17m x 2.46m) Windows to Rear: Double Fitted Wardrobe: Radiator.

**BEDROOM TWO** 09' 08" x 08' 06" (2.95m x 2.59m) Window to Front: Radiator.

**BEDROOM THREE** 09' 01" x 06' 03" (2.77m x 1.91m) Window to Front: Radiator.

**BATHROOM** Window to Side: Shower Over Bath: Wash Hand Basin: Toilet: Radiator.

**FRONT GARDEN** Laid to Lawn: With Driveway Parking for Two Cars.

**REAR GARDEN** Laid to Lawn: Access to Side of Property: Access to Garage: Outside Sensor Light.

**SINGLE GARAGE** Single Garage: Power and Light with Rear Garden Access.

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

