



High Street | Alconbury | Huntingdon | PE28 4DP

Rent £2,700 pcm

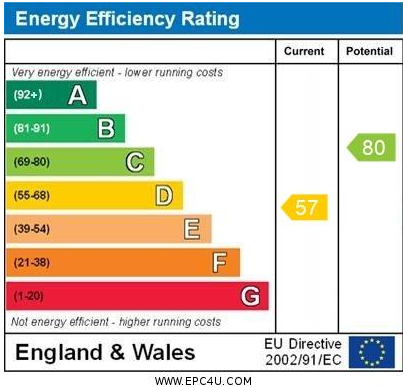
- Beautiful Detached Cottage
- Overlooking Village Green
- Four Bedrooms
- Ensuite to Master
- Utility Room
- Study
- Double Garage
- Parking for Multiple Cars
- Large Enclosed Garden
- Available Beginning of September

FAQ's
Council Tax Band: E
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 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 HALL Original Ornamental Fireplace and Chimney Breast: With Storage Cupboards: Doors to WC: Utility Room: Study: Kitchen: Dining Room: Lounge: Window to Side: Stairs to First Floor Landing: Radiator.
WC Window to Rear: Wash Hand Basin: Vanity Unit: Toilet: Radiator.
LOUNGE 18' 04" x 17' 09" (5.59m x 5.41m) Bow Window to Rear: French Doors to Rear Patio: Window to Side: Original Fireplace: Wood Burner: Radiator.
DINING ROOM 15' 11" x 15' 06" (4.85m x 4.72m) Dual Aspect Windows to Side and Front: Original Fireplace: Wood Burner: Radiators.
STUDY 09' 01" x 07' 03" (2.77m x 2.21m) Window to Side: Radiator.
KITCHEN/BREAKFAST ROOM 19' 01" x 09' 03" (5.82m x 2.82m) Modern Fitted Kitchen: Appliances Include Gas Range: Dishwasher: Underfloor Heating: Windows to Side and Front.
UTILITY ROOM 10' 05" x 08' 10" (3.18m x 2.69m) Modern Fitted Utility Room: Plumbing for Washing Machine and Tumble Dryer: Boiler: Door to Rear Garden.
MASTER BEDROOM 16' 07" x 12' 00" (5.05m x 3.66m) Dual Aspect Windows to Front and Side: Door to Ensuite: Radiator.
ENSUITE Window to Side: Shower Cubicle: Toilet: Wash Hand Basin: Vanity Unit: Radiator.
BEDROOM TWO 14' 01" x 11' 01" (4.29m x 3.38m) Dual Aspect Windows to Front and Rear: Fitted Triple Wardrobe: Radiator.
BEDROOM THREE 12' 06" x 10' 07" (3.81m x 3.23m) Window to Side: Fitted Double Wardrobe: Radiator.
BEDROOM FOUR 12' 10" x 08' 04" (3.91m x 2.54m) Window to Rear: Storage Cupboard: Radiator.
FIRST FLOOR LANDING Storage Cupboard Housing Water Tank: Doors to Bedrooms and Bathroom: Radiator.
BATHROOM 09' 02" x 08' 05" (2.79m x 2.57m) Window to Side: Double Wash Hand Basins: Bath: Toilet: Shower Cubicle: Heated Towel Radiator.
DOUBLE GARAGE Double Garage: With Power and Light.
DRIVEWAY PARKING For Multiple Cars.
REAR GARDEN Walled Garden: Laid to Lawn: Patio: Side Gated Access.
AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - www.harveyrobinson.co.uk

