



High Street | Brampton | Huntingdon | PE28 4TQ

Rent £1,300 pcm

- Victorian Terraced Home
- Two Bedrooms
- Catchment Primary School
- Gas Central Heating
- Village Location
- On Road Parking
- Local to Amenities
- EPC Rating 'D'
- Council Tax Band 'B'
- Available November

FAQ's
Council Tax Band: B
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**

LOUNGE 13' 11" x 11' 11" (4.24m x 3.63m) Window to Front: Radiator: Fireplace and Wood Bumer.

KITCHEN/DINING ROOM 13' 11" x 11' 04" (4.24m x 3.45m) Door to Rear Garden: Window to Rear: Radiator: Wood Burner.

Modern Fitted Kitchen: Appliances to Include: Freestanding Electric Cooker: Freestanding Washing Machine: Space for Fridge/Freezer.

FIRST FLOOR LANDING Doors to Bedrooms and Bathroom.

MASTER BEDROOM 13' 11" x 11' 11" (4.24m x 3.63m) Window to Front: Radiator.

BEDROOM TWO 11' 08" x 10' 03" (3.56m x 3.12m) Two Windows to Front: Radiator: Double Wardrobe.

BATHROOM Window to Rear: Single Shower Cubicle: Bath: Wash Hand Basin: Toilet: Radiator.

OUTSIDE UTILITY ROOM With Power and Light: This Houses the Washing Machine and Tumble Dryer.

GARDEN Fully Enclosed Garden.

PARKING Parking is on road parking to the front of the property.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website

