# HARVEY ROBINSON

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## 13 The Drive | Perry | Huntingdon | PE28 0SX

Rent £1,300 pcm

- Semi Detached House
- Three Bedrooms
- Initial 6 Month Contract
- All Electric
- Modern Decoration

- Drive Way Parking
- Enclosed Rear Garden
- Council Tax Band 'B'
- EPC Rating 'E'
- A vailable Now

## FAQ's

Council Tax Band: B

Pets: Not Allowed Smoking: Not Allowed

## **Application Process**

## **Holding Deposit**

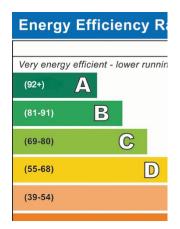
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or dedine the tenancy. The holding deposit will be refunded in 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 enterinto 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 £50 inc VAT Fob Replacement -



ENTRANCE HALLWAY Stairs to First Floor Landing: Doors to Lounge and Kitchen.

**LOUNGE** 15' 05" x 11' 11" (4.7m x 3.63m) Picture W indow to Front: Radiator: Brick Fire Surround: (Please note the Log burner will be removed prior to the start of tenancy).

**KITCHEN** 09' 07" x 09' 04" (2.92m x 2.84m) Modern Fitted Kitchen: Leading into Dining Room and Utility Room: Window to Rear: Electric Hob and Oven: Integrated Dishwasher: Space for Fridge.

**UTILITY ROOM** Space for Washing Machine: Door to Front: Door to Rear Garden: Door to WC.

**DINING ROOm** 11' 10" x 09' 05" (3.61m x 2.87m) Patio Doors into Garden: Radiator.

STAIRS TO FIRST FLOOR LANDING Doors to Bathroom and Bedrooms.

**BATHROOM** 08' 11" x 06' 01" (2.72m x 1.85m) Window to Rear: Double Shower Cubicle: Freestanding Bath: Toilet: Wash Hand Basin: Heated Towel Radiator.

**BEDROOM ONE** 12' 08" x 09' 05" (3.86m x 2.87m) Window to Rear: Radiator.

**BEDROOM TWO** 11' 11" x 11' 04" (3.63m x 3.45m) Window to Front: Radiator.

**BEDROOM THREE** 10' 00" x 07' 05" (3.05m x 2.26m) Window to Front: Radiator.

GARDEN Fully Enclosed Rear Garden: With Gated Access.

NB: A section of the garden will be fenced off during the start of a tenancy.

**DRIVEWAY** Driveway Parking for Two Cars.









