



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'
- Available 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 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 FeesChanges 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.

LOUNGE 15' 05" x 11' 11" (4.7m x 3.63m) Picture Window 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.

