



63 Cromwell Drive | Hinchingbrooke | Huntingdon | PE29 6LA

Rent £1,300 pcm

- Detached Home
- Three Bedrooms
- Ensuite to Master
- Two Reception Rooms
- Landscaped Garden
- Garage and Parking
- Landscaped Garden
- Close to Hospital
- Unfurnished
- Available June 2022.

Huntingdon

FAQ's

Council Tax Band: D
 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 "Right To Rent" checks, 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 1 months rent.

Tenant Fees

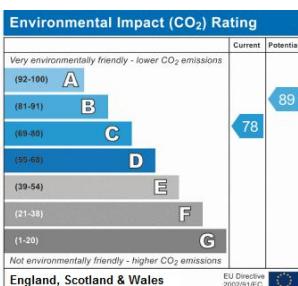
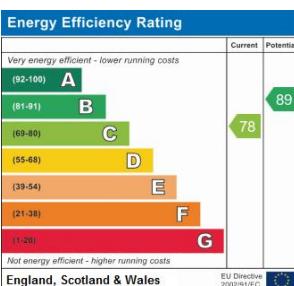
Changes to the Tenancy Agreement - £50 inc VAT

Re-marketing of the property in order to break the tenancy - £300 inc VAT
 The re-marketing fee covers all marketing & referencing of the new tenant. To break a tenancy we must seek authorisation from the Landlord. You will be responsible for the rent & bills until a new tenant takes up occupation or your existing tenancy lapses.

Standard Door Key Replacement - £10 inc VAT

Specialist Door Key Replacement - £20 inc VAT

Fob Replacement - £50 inc VAT



St Neots

Entrance Hall

Composite door to front aspect, stairs to first floor landing, 'Karndean' flooring.

Lounge

20' 4" into bay x 10' 9" (6.20m into bay x 3.28m) UPVC double glazed bay window to front aspect, UPVC double glazed French doors to rear aspect, electric fire, two radiators.

Kitchen

11' x 9' 4" (3.35m x 2.84m) UPVC double glazed window and door to rear aspect, fitted with base and wall mounted units, work surfaces, one and a half bowl stainless steel sink and drainer, tiled splash backs, integrated electric oven, gas hob, stainless steel chimney style cooker hood over, space for fridge/freezer, plumbing for washing machine and dishwasher, under stairs cupboard, radiator, ceramic tiled flooring.

Dining Room

12' 6" x 7' 9" (3.81m x 2.36m) UPVC double glazed window to front aspect, radiator, Karndean flooring.

Cloakroom

UPVC double glazed obscured window to front aspect, fitted with WC, pedestal wash hand basin, tiled splash backs, radiator, ceramic tiled flooring.

Landing

UPVC double glazed window to rear aspect, loft access.

Master Bedroom

15' 4" max x 10' 11" (4.67m max x 3.33m) UPVC double glazed window to front aspect, built in double wardrobe, radiator.

Ensuite

UPVC double glazed obscured window to front aspect, fitted with WC, pedestal wash hand basin, shower cubicle, tiled splash backs, radiator, ceramic tiled flooring.

Bedroom Two

13' 3" x 11' 11" (4.04m x 3.63m) UPVC double glazed window to front aspect, radiator, airing cupboard housing hot tank and shelving, radiator.

Bedroom Three

8' 2" x 7' 9" (2.49m x 2.36m) UPVC double glazed window to rear aspect, radiator.

Bathroom

UPVC double glazed obscured window to rear aspect, fitted with WC, pedestal wash hand basin, bath with mixer tap and shower attachment, part tiled walls, radiator.

Garden

Low maintenance landscaped, paved seating area with pergola, further patio area, slate chipping and gravelled borders with range of shrubs, timber fence and brick wall enclosed, outside tap.

