



Castle Hill | Huntingdon | PE29 3AS

Rent £1,400 pcm

- Detached House
- Two Reception Rooms
- Three Bedrooms
- Enclosed Rear Garden
- Single Garage & Driveway
- Close To Town
- Unfurnished
- Council Tax Band D
- EPC Rating D
- Available NOW

**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 "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** Main Door and Windows to Front: Stairs to First Floor: Doors to Cloakroom, Dining Room, Lounge and Kitchen.

**CLOAKROOM** Obscured Window to Side: Toilet: Wash Hand Basin: Extractor Fan: Radiator.

**DINING ROOM** 12' 0" x 12' 0" (3.66m x 3.66m) Window to Front: Gas Fire: Original Wooden Flooring: Radiator.

**LOUNGE** 14' 8" x 10' 4" (4.47m x 3.15m) French Doors and Window to Garden: Original Wooden Flooring: Radiator.

**KITCHEN** 9' 8" x 9' 1" (2.95m x 2.77m) Window to Rear: Door to Garden: Range of Base and Wall Units: Electric Oven and Hob: Space for Washing Machine and Fridge/Freezer: Original Wooden Flooring: Radiator.

**LANDING** Window to Side: Doors to All Bedrooms and Bathroom.

**MASTER BEDROOM** 12' 0" x 11' 3" (3.66m x 3.43m) Window to Rear: Original Wooden Flooring: Radiator.

**BEDROOM TWO** 14' 1" x 12' 0" (4.29m x 3.66m) Window to Rear: Original Wooden Flooring: Radiator.

**BEDROOM THREE** 8' 4" x 7' 9" (2.54m x 2.36m) Window to Rear: Original Wooden Flooring: Radiator.

**BATHROOM** Obscured Window to Side: Toilet: Wash Hand Basin: Bath: Shower Cubicle: Extractor Fan: Heated Towel Rail: Airing Cupboard with Hot Water Tank.

**OUTSIDE** Gravel Driveway to Front: Single Garage to Side: Rear Enclosed Garden.

**AGENT DETAILS** Client Money Protection Scheme: safeagent

Redress Scheme: The Property Ombudsman

Agent Fees can be found on our website - [www.harveyrobinson.co.uk](http://www.harveyrobinson.co.uk)

