



Stickle Close | Stukeley Meadows | Huntingdon | PE29 6GT

Rent £1,450 pcm

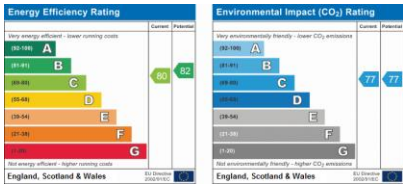
- Modern Detached
- Three Bedrooms
- Conservatory
- Single Garage
- Enclosed Garden
- Unfurnished
- No Pets
- Council Tax Band 'D'
- EPC Rating 'C'
- Available 16th July 2025

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 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**



Entrance Hall Stairs to first floor, double panel radiator, door to Garage.

Cloakroom Fitted white two piece suite comprising low level WC, wash hand basin, double panel radiator, extractor fan, ceramic tiled flooring.

Lounge/Dining Room 18' 10" x 11' 6" (5.74m x 3.51m) UPVC double glazed window and UPVC double glazed sliding patio doors to Conservatory, two double panel radiators, television and telephone points.

Kitchen 12' x 7' 3" (3.66m x 2.21m) Refitted in a contemporary range of Birch effect base, drawer and wall mounted units with complementing work surfaces and tiling, one and a half bowl stainless steel single drainer sink unit with mixer tap, integrated Neff stainless steel electric oven and Zanussi gas hob with concealed extractor fan over, integrated Zanussi automatic dishwasher, plumbing for automatic washing machine, space for American style fridge freezer, double panel radiator, under unit lighting, UPVC double glazed window to front, ceramic tiled flooring.

Conservatory 9' 11" x 8' 10" (3.02m x 2.69m) Constructed of brick plinth and UPVC double glazed construction, double panel radiator, wall light points, tinted glass roofing, French doors to rear garden, ceramic tiled flooring.

First Floor Landing UPVC double glazed window to side, airing cupboard housing hot water cylinder and shelving, access to loft space.

Master Bedroom 10' 11" x 9' 11" (3.33m x 3.02m) UPVC double glazed window to front, double panel radiator, double wardrobe with hanging and shelving with sliding mirror doors, TV point, telephone point.

En Suite Shower Room Re-fitted in a white three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle with Aqualisa power shower over, complementing tiling, shaver point, heated towel rail, extractor fan, UPVC double glazed window to side, ceramic tiled flooring.

Bedroom 2 12' x 8' 3" (3.66m x 2.51m) UPVC double glazed window to rear, double panel radiator, double wardrobe with hanging, shelving and sliding mirror doors.

