



54 Orthwaite | Stukeley Meadows | HUNTINGDON | PE29

Rent £1,000 pcm

- Terraced House
- Two Bedrooms
- Kitchen/Dining Room
- Electric Heating
- Double Glazed Windows
- Enclosed Garden
- Single Garage
- Close to Local Amenities
- Council Tax Band 'B'
- Available December 2024

**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 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** Obscured Door to Front: Electric Heater: Stairs to First Floor: Door to Lounge.

**LOUNGE** 14' 8" x 9' 11" (4.47m x 3.02m) Bay Window to Front: TV and Telephone Point: Under Stairs Cupboard: Opening to Kitchen/Diner.

**KITCHEN/DINER** 12' 11" x 7' 9" (3.94m x 2.36m) Window to Rear: Fitted Kitchen: Free Standing Electric Oven and Hob: Space for Fridge/Freezer: Plumbing for Washing Machine.

**MASTER BEDROOM** 12' 1" x 9' 9" (3.68m x 2.97m) Window to Front: Electric Heater.

**BEDROOM TWO** 12' 8" x 7' 9" (3.86m x 2.36m) Window to Rear: Electric Heater.

**BATHROOM** Obscured Window to Rear: Three Piece Suite: WC: Wash Hand Basin: Bath with Electric Shower Over: Extractor Fan: Electric Heater.

**ENCLOSED GARDEN** Primarily Laid to Lawn: Patio Area: Gated Access to Rear.

**GARAGE EN-BLOC** Garage is situated to the right of the terrace and has a black garage door (third from left to right).

