



Newton Road | Sawtry | HUNTINGDON | PE28 5UT

Rent £900 pcm

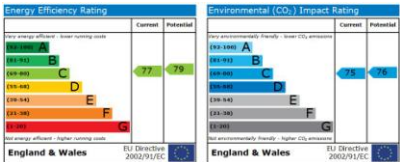
- Semi Detached House
- Two Bedrooms
- Open Rear Garden
- Gas Central Heating
- UPVC Double Glazed
- Allocated Parking
- Unfurnished
- EPC Rating 'C'
- Council Tax Band 'B'
- Available End of April

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 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 HALLWAY UPVC door to side aspect, airing cupboard housing hot tank, under stairs cupboard, ceramic tiled flooring.

KITCHEN 11' 09" x 07' 06" (3.58m x 2.29m) UPVC double glazed window to front aspect, fitted with base and wall mounted units, work surfaces, stainless steel sink and drainer, tiled splash backs, electric cooker point, chimney style cooker hood, space for fridge, freezer, dishwasher and washing machine, radiator, ceramic tiled flooring.

LOUNGE 12' 08" x 11' 09" (3.86m x 3.58m) UPVC double glazed boxed bay window to rear, radiator, stairs to first floor landing.

FIRST FLOOR LANDING Doors to Bedrooms and Bathroom.

MASTER BEDROOM 11' 08" x 08' 06" (3.56m x 2.59m) UPVC double glazed window to rear aspect, fitted wardrobes, radiator.

BEDROOM TWO 11' 08" x 07' 06" (3.56m x 2.29m) UPVC double glazed window to front aspect, radiator.

BATHROOM UPVC double glazed obscured window to side aspect, loft access, fitted with wc, pedestal wash hand basin and bath with power shower over, fully tiled walls, heated towel rail.

OUTSIDE A llocated parking for one vehicle directly in front of the property, brick built storage shed housing gas boiler, open plan rear garden being laid to lawn.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - www.harveyrobinson.co.uk

