



Prospero Way | Hartford | Huntingdon | PE29 1PG

Rent £1,300pcm

- Semi Detached Home
- Redecorated Throughout
- Newly Carpeted
- Single Garage
- Enclosed Garden
- Unfurnished
- Gas Central Heating
- EPC Rating C
- Council Tax Band B
- Available End of August

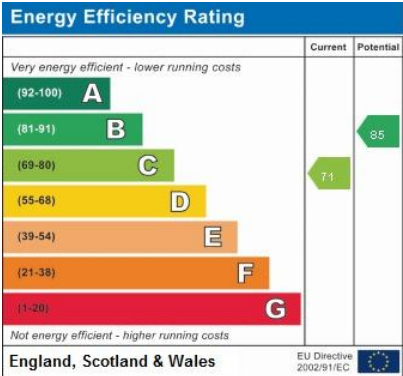


**FAQ's**  
Council Tax Band: B  
Pets: Not Allowed  
Smoking: Not Allowed

**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**



**FRONT GARDEN** Primarily Laid to Lawn: Range of Mature Trees and Shrubs: Gated Access to Rear Garden.

**ENTRANCE HALL** Door to Front: Radiator: Stairs to First Floor: Door to Lounge: New Carpets.

**LOUNGE** 14' 8" x 13' 0" (4.47m x 3.96m) Bay Window to Front: Door to Dining Room: Shelving: New Carpets.

**DINING AREA** 14' 9" x 7' 8" (4.5m x 2.34m) Understairs Cupboard: Door to Kitchen: Patio Doors to Garden.

**KITCHEN** 14' 9" x 8' 2" (4.5m x 2.49m) Windows to Side and Rear: Door to Side: Fitted Kitchen: Integrated Electric Oven and Hob: Space for Fridge/Freezer: Plumbing for Washing Machine and Dishwasher: Opening to Dining Area.

**LANDING** Loft Access: Airing Cupboard: New Carpets.

**MASTER BEDROOM** 11' 0" x 9' 4" (3.35m x 2.84m) Window to Rear: Radiator: New Carpets.

**BEDROOM TWO** 12' 4" x 9' 5" (3.76m x 2.87m) Window to Front: Radiator: New Carpets.

**BEDROOM THREE** 9' 2" x 6' 5" (2.79m x 1.96m) Window to Front: Radiator: New Carpets.

**BATHROOM** Window to Rear: Fitted Suite: Wash Hand Basin: Toilet: Bath with Shower Over: Heated Towel Rail.

**SINGLE GARAGE** Up and Over Door.

**REAR GARDEN** Fully Enclosed Garden: Paved Patio: Part Laid to Lawn: Shrubs and Flowers to Borders: Gated access to Rear Parking Area and Garage.

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

