



141 The Whaddons | Huntingdon | | PE29 1NN

Rent £1,050 pcm

- Mid-Terraced
- Three Bedrooms
- Extended
- 2 Reception Rooms
- Re-fitted Bathroom
- Enclosed Garden
- Unfurnished
- EPC Rating 'C'
- Council Tax Band 'A'
- Available May 2024

FAQ's

Council Tax Band: A

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**

Kitchen 15' 1" x 8' 6" (4.60m x 2.59m) Fitted kitchen with wall & base units, work surface, stainless steel sink and drainer, integrated electric oven and grill, gas hob, space for washing machine, space for dishwasher, space for fridge/freezer, gas boiler, radiator, stairs to first floor with understairs storage.

Dining Room 8' 4" x 9' (2.54m x 2.74m) Double glazed window to rear aspect, french doors to side aspect.

Lounge 18' 9" x 10' 11" (5.72m x 3.33m) Double glazed french doors to rear aspect, double glazed window to front aspect, wood laminate floor, telephone point, tv point, radiator.

Landiing Loft access, doors to Bedrooms and Bathroom.

Master Bedroom 11' 6" x 10' 11" (3.51m x 3.33m) Double glazed window to front aspect, wood laminate floor, radiator.

Bedroom Two 8' 9" x 10' 4" (2.67m x 3.15m) Double glazed window to front aspect, wood laminate floor, radiator.

Bedroom Three 8' x 7' 7" (2.44m x 2.31m) Double glazed window to rear aspect, wood laminate floor, radiator.

Bathroom Double glazed window to rear aspect, bath, shower cubicle, WC, wash hand basin, extractor fan.

Garden Fully enclosed brick wall and fence with gate access to rear, patio, shed.

Entrance Hall Door to front aspect, wood laminate flooring, radiator.

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