



Jackson Walk | Sapley | Huntingdon | PE28 2GE

Rent £1,650 pcm

- Detached Town House
- Four Bedrooms
- Utility Room
- Local to Amenities
- Off Road Parking
- Unfurnished
- Gas Central Heating
- Council Tax Band D
- EPC Rating
- Available Now

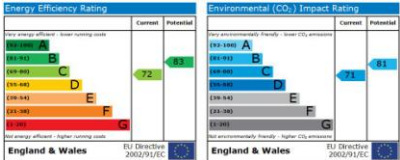


**FAQ's**  
Council Tax Band: D  
Pets: Not Allowed  
Smoking: Not Allowed

**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** Door to Front: Radiator: Stairs to First Floor: Doors to Lounge, Kitchen and Cloakroom.  
**CLOAKROOM** 3' 10" x 4' 8" (1.17m x 1.42m) Toilet: Wash Hand Basin: Radiator.  
**LOUNGE** 10' 10" x 17' 7" (3.3m x 5.36m) Window to Front: New Carpets: Radiators: French Doors to Garden.  
**KITCHEN/DINER** 17' 1" x 7' 9" (5.21m x 2.36m) Window to Front: Range of Base and Wall Units: Electric Oven: Gas Hob: Extractor Hood: Space for Fridge/Freezer: Door to Utility.  
**UTILITY** 6' 4" x 4' 10" (1.93m x 1.47m) Door to Garden: Plumbing for Washing Machine: Radiator.  
**CONSERVATORY** 9' 1" x 17' 6" (2.77m x 5.33m) Windows to Front and Rear: Door to Garden.  
**LANDING** Window to Rear: Airing Cupboard: Door to Main Bedroom, Bathroom and Bedroom Two.  
**MASTER BEDROOM** 17' 6" x 10' 10" (5.33m x 3.3m) Window to Front and Rear: New Carpets: Radiators.  
**ENSUITE** Obscured Window to Front: Toilet: Wash Hand Basin: Shower Cubicle: Extractor Fan: Radiator.  
**BEDROOM TWO** 9' 10" x 10' 6" (3m x 3.2m) Window to Front and Side: New Carpets: Radiator.  
**BATHROOM** Obscured Window to Side: Toilet: Wash Hand Basin: Bath with Shower Over: Radiator.  
**LANDING** Doors to Washroom, Bedroom Three and Four.  
**BEDROOM THREE** 9' 8" x 12' 5" (2.95m x 3.78m) Window to Front: Velux to Rear: New Carpets: Radiators.  
**BEDROOM FOUR** 10' 9" x 12' 5" (3.28m x 3.78m) Window to Front: Velux to Rear: New Carpets: Radiator.  
**WASHROOM** Window to Rear: Toilet: Wash Hand Basin.  
**OUTSIDE** Enclosed Rear Garden with Patio Area: Fully enclosed with Electric Shutter Door: Parking to Side of the Property.  
**AGENT DETAILS** Client Money Protection Scheme: safeagent  
Redress Scheme: The Property Ombudsman  
Agent Fees can be found on our website - [www.harveyrobinson.co.uk](http://www.harveyrobinson.co.uk)

