



37 Grasmere | HUNTINGDON | PE29 6UR

Rent £1100 pcm

- Modern Detached Home
- Three Bedrooms
- Conservatory
- WC
- Enclosed Rear Garden
- Driveway and Garage
- No Pets
- Council Tax Band 'D'
- Unfurnished
- Available November

## 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 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 "Right To Rent" checks, 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 1 months rent.

**Tenant Fees**

Changes to the Tenancy Agreement - **£50 inc VAT**

Re-marketing of the property in order to break the tenancy - **£300 inc VAT**

The re-marketing fee covers all marketing & referencing of the new tenant. To break a tenancy we must seek authorisation from the Landlord. You will be responsible for the rent & bills until a new tenant takes up occupation or your existing tenancy lapses.

Standard Door Key Replacement - **£10 inc VAT**

Specialist Door Key Replacement - **£20 inc VAT**

Fob Replacement - **£50 inc VAT**

**ENTRANCE HALLWAY**

Stairs to First Floor Landing: Lounge: Radiator.

**LOUNGE**

17' 03" x 13' 01" (5.26m x 3.99m) Bay Window to Front: Radiator: Door to Dining Room.

**DINING ROOM**

09' 03" x 08' 11" (2.82m x 2.72m) Door to Conservatory: Kitchen: Radiator.

**CONSERVATORY**

Door to Enclosed Rear Garden.

**KITCHEN**

11' 01" x 09' 08" (3.38m x 2.95m) Window to Rear: Fitted with Base and Wall Mounted Units with Worktop Over: Integrated Dishwasher (although Landlord will not replace when it stops working or breaks): Space for Fridge/Freezer: Plumbing for Washing Machine and Tumble Dryer: Door to Integrated Garage: WC.

**WC**

Window to Side: White Suite: Toilet: Wash Hand Basin.

**INTEGRATED GARAGE**

Power and Light Available.

**REAR GARDEN**

Fully Enclosed Rear Garden with Side Access: Laid to Lawn: Patio Area.

**FIRST FLOOR LANDING**

Window to Side: Doors to Bedrooms: Bathroom: Airing Cupboard.

**MASTER BEDROOM**

11' 10" x 09' 02" (3.61m x 2.79m) Window to Front: Double Fitted Wardrobes: Radiator.

**BEDROOM TWO**

09' 11" x 09' 00" (3.02m x 2.74m) Window to Rear: Fitted Bedroom Furniture Surround: Gas Radiator.

**BEDROOM THREE**

08' 07" x 06' 09" (2.62m x 2.06m) Window to Front: Storage Cupboard: Radiator.

**BATHROOM**

Window to Rear: White Suite comprising: Wash Hand Basin: Toilet: Shower Over Bath: Radiator.

**DRIVEWAY**

Driveway to Front of Garage: Parking for One Car.

