



53 Owl Way | Hartford | Huntingdon | PE29 1YZ

Rent £1,850 pcm

- Detached Family Home
- Four Bedrooms
- En-Suite to Master
- Utility Room
- Cloakroom
- Enclosed Garden
- Driveway
- Single Garage
- Unfurnished
- Available November 2024

FAQ's

Council Tax Band: E

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**

ENTRANCE HALL Window to side, under stair storage space. Doors leading to WC, Lounge and Kitchen.

CLOAKROOM Sink, Wash Hand Basin and Toilet.

LOUNGE 18' 11" x 12' 08" (5.77m x 3.86m) Dual aspect windows to front and side of the property, Gas fire with surround.

DINING ROOM 10' 01" x 09' 03" (3.07m x 2.82m) Patio doors leading out to the rear garden.

KITCHEN 13' 01" x 11' 02" (3.99m x 3.4m) Fitted with a range of modern wall mounted and base units with work surface over. Appliances include double oven, large 4 ring induction hob, free standing fridge/freezer. Window to rear, door leading into Utility Room.

UTILITY ROOM Space for Washing Machine and Tumble Dryer. Door leading into rear garden with access to garage.

MASTER BEDROOM 12' 09" x 10' 07" (3.89m x 3.23m) Window to front, with fitted double wardrobe.

EN SUITE Toilet, wash hand basin, shower cubicle with heated towel rail, window to front.

BEDROOM TWO 13' 06" x 09' 07" (4.11m x 2.92m) Fitted triple wardrobe with window to front.

BEDROOM THREE 07' 11" x 11' 03" (2.41m x 3.43m) Velux window to rear.

BEDROOM FOUR 09' 03" x 06' 08" (2.82m x 2.03m) Window to rear.

BATHROOM Toilet, wash hand basin and shower cubicle, window to side.

SINGLE GARAGE Accessed from Utility Room.

