



59 Thrapston Road | Brampton | Huntingdon | PE28 4TB

Rent £1025 pcm

- Modern House
- Semi Detached
- Three Bedrooms
- Gas Central Heating
- Kitchen/Lounge
- Enclosed Rear Garden
- Ensuite to Master Bedroom
- Private Parking
- Unfurnished
- Available Mid February

Huntingdon

FAQ's

Council Tax Band: C
 Pets: Considered
 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

St Neots

ENTRANCE HALL

Entrance Hall: Doors leading to: Kitchen/Lounge and Bedroom Three.

CLOAKROOM

White Suite with Toilet and Wash Hand Basin. Window to side.

KITCHEN/LOUNGE

26' 07" x 10' 11" (8.1m x 3.33m) Kitchen: fitted with a range of modern wall mounted and base units with worktop over. Gas Hob and Electric Oven: Space for Dishwasher, Washing Machine and Fridge/Freezer. Storage Cupboard. Lounge: Window to side, Gas Radiator, Patio Doors leading to Enclosed Rear Garden.

BEDROOM THREE/OFFICE

12' 11" x 6' 6" (3.94m x 1.98m) Window to Front and Side: Gas Radiator.

MASTER BEDROOM

11' 09" x 13' 04" (3.58m x 4.06m) Window to Rear, Gas Radiator, Door leading to En-suite Shower Room.

ENSUITE

Fitted with Corner Shower, Toilet, Wash Hand Basin, Heated Towel Rail with Window to side.

BEDROOM TWO

11' 09" x 10' 02" (3.58m x 3.1m) Window to rear with Gas Radiator.

FAMILY BATHROOM

White suite: Wash Hand Basin, Toilet, Shower Over Bath, Heated Towel Rail. Window to side.

