



Fox Hole Close | Warboys | HUNTINGDON | PE28 2FA

Rent £975 pcm

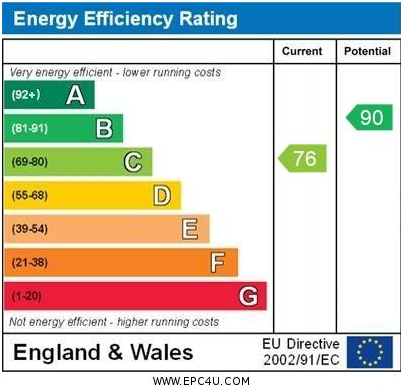
- Terraced House
- Two Bedrooms
- Cloakroom
- Enclosed Rear Garden
- Two Parking Spaces
- Unfurnished
- Gas Central Heating
- Council Tax Band 'A'
- EPC Rating 'C'
- Available May

**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 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 HALLWAY** Stairs to First Floor Landing: Doors to Kitchen: Lounge and Under Stair Cupboard: Radiator.

**KITCHEN** 9' 3" x 6' 6" (2.82m x 1.98m) Window to Front: Modern Fitted Kitchen: Gas Hob: Electric Oven: Extraction: Space for Washing Machine and Fridge/Freezer: Radiator.

**LOUNGE** 13' 4" x 10' 9" (4.06m x 3.28m) Patio Doors: Window to Rear Garden: Radiator.

**WC** Toilet: Wash Hand Basin: Radiator: Extraction.

**MASTER BEDROOM** 11' 4" x 11' 2" (3.45m x 3.4m) Window to Rear: Two Fitted Double Wardrobes: Radiator.

**BEDROOM TWO** 10' 1" x 6' 5" (3.07m x 1.96m) Window to Front: Fitted Single Wardrobe: Radiator.

**BATHROOM** Window to Front: White Suite: Toilet: Wash Hand Basin: Shower Over Bath: Radiator.

**REAR GARDEN** Fully Enclosed: Laid to Law: Path to Rear Access.

**PARKING** Property has Two Private Parking Bays to the Front.

**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)

