



43 Owl Way | Hartford | Huntingdon | PE29 1YZ

Rent £1,850 pcm

- Detached House
- Four Bedrooms
- Ensuite to Master
- Entertainment Area
- Utility Room
- Off Road Parking
- Unfurnished
- Council Tax Band 'E'
- Popular Village
- Available May 2021.

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 "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**

%epcGraph_c_1_315%

ENTRANCE HALL

Opening to Entertainment Area: Dining Room and Snug: Kitchen: Doors to WC: Stairs to First Floor Landing.

WC

Toilet: Wash Hand Basin: Heated Towel Radiator: Extraction.

LOUNGE

13' 07" x 13' 03" (4.14m x 4.04m) Bay Window to Front: Window to Side: Radiator.

DINING ROOM/ENTERTAINMENT AREA

25' 10" x 18' 03" (7.87m x 5.56m) Open Plan Sitting Room/Dining Room: Entertainment Area: Patio Doors into Rear Garden: Under Stair Storage Cupboard.

KITCHEN

17' 10" x 08' 04" (5.44m x 2.54m) Window to Front: Modern Fitted Kitchen: Five Ring Gas Hob: Electric Oven: Space for Dishwasher: Wall Mounted Radiator: Door to Utility Room.

UTILITY ROOM

Space for Washing Machine: Tumble Dryer: Sink and Modern Fitted Units: External Door to Side.

FIRST FLOOR LANDING

Window to Side: Storage Cupboard: Doors to Bedrooms and Bathroom.

MASTER BEDROOM

13' 08" x 11' 05" (4.17m x 3.48m) Window to Front: Fitted Wardrobes: Door to Ensuite: Radiator.

ENSUITE

Port Hole Window to Front: Walk-in Corner Shower Cubicle: Toilet: Wash Hand Basin: Radiator.

BEDROOM TWO

11' 08" x 09' 05" (3.56m x 2.87m) Windows to Rear: Fitted Double Wardrobe: Radiator.

BEDROOM THREE

11' 07" x 08' 05" (3.53m x 2.57m) Window to Front: Fitted Double Wardrobe: Radiator.

BEDROOM FOUR

12' 04" x 07' 11" (3.76m x 2.41m) Window to Rear: Fitted Wardrobes: Radiator.

FAMILY BATHROOM

Window to Rear: Shower Over Bath: Wash Hand Basin: Toilet: Heated Towel Radiator.

REAR GARDEN

Fully Enclosed Rear Garden: Gated Side Access: Storage Space.

