



## Honey Cottage | Ellington | Huntingdon | PE28 0AQ

Rent £2,600 pcm

- Unique Detached Home
- Five Bedrooms
- Located On Village Green
- Beautiful Walled Garden
- Large Pantry and Wine Store
- Oversized Garage
- Pets Considered
- EPC Rating 'E'
- Council Tax Band 'F'
- Available September

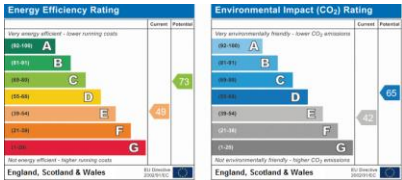
**FAQ's**  
Council Tax Band: F  
Pets: Considered  
Smoking: Not Allowed

**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 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 HALL** Large Entrance Hallway: Stairs to First Floor Landing: Doors to WC: Lounge and Opening to Snug/Dining Room and Kitchen.  
**WC** Window to Front: Wash Hand Basin: Toilet: Radiator.  
**LOUNGE** 23' 11" x 13' 10" (7.29m x 4.22m) French Doors Opening to Rear Garden: Overlooking Church Spire: Wood Burner: Window to Front Overlooking The Green: Radiators.  
**SNUG** Cosy Snug: Window to Front Overlooking The Green: Radiator: Opening into the Dining Room.  
**DINING ROOM** 13' 01" x 10' 10" (3.99m x 3.3m) Double Windows to Front Overlooking The Green: Ornamental Open Fireplace (Not for Use): Door Leading to Wine Store and Pantry: Radiators: Access to Kitchen.  
**KITCHEN/BREAKFAST ROOM** 15' 11" x 11' 11" (4.85m x 3.63m) Door To Wine Store/Pantry: Gas Hob: Electric Oven: Dishwasher: Radiator: Two Windows Overlooking Garden: Back Door into Garden.  
**FIRST FLOOR LANDING** Spacious Landing: Large Picture Window Overlooking Rear Garden: Radiator: Doors to Bedrooms and Bathroom.  
**MASTER BEDROOM** 13' 10" x 12' 10" (4.22m x 3.91m) Windows to Front: Radiator.  
**BEDROOM TWO** 11' 11" x 11' 09" (3.63m x 3.58m) Window to Rear: Radiator: Four Door Sliding Mirrored Wardrobes.  
**GUEST BEDROOM** 13' 09" x 11' 01" (4.19m x 3.38m) Window to Front: Wash Hand Basin: Radiator.  
**BEDROOM FOUR** 07' 05" x 09' 11" (2.26m x 3.02m) Window to Front: Radiator.  
**BEDROOM FIVE** 10' 11" x 10' 08" (3.33m x 3.25m) Currently Set Up as Home Office: Window to Front: Radiator.  
**BATHROOM** 09' 00" x 08' 09" (2.74m x 2.67m) Window to Rear: Roll Top Bath: Separate Corner Shower Cubicle: Toilet: Wash Hand Basin: Heated Towel Rail.  
**FRONT GARDEN** The Property Overlooks The Village Green: Gravel Driveway Parking: Walled Frontage.  
**REAR GARDEN** Walled Garden: Circular Lawn: Raised Vegetable Beds: Patio Area Overlooking Church Spire: Gated Side Access to Lane: Rear Access to Garage: Outside WC.  
**OVERSIZED GARAGE** This is a very versatile area: Utility Area with Large Butler Sink: Washing Machine and Tumble Dryer: Boiler House and Workshop/Garage.  
**AGENT DETAILS** Client Money Protection Scheme: safeagent  
Redress Scheme: The Property Ombudsman  
Agent Fees can be found on our website - harveyrobinson.co.uk

