



Carnaile Road | Alconbury Weald | Huntingdon | PE28 4XP

Rent £2,975 pcm

- Detached Family Home
- Four Double Bedrooms
- Ensuite to Master and Bedroom Two
- Double Garage and Large Driveway
- Utility Room
- Integrated Appliances
- Unfurnished
- Council Tax Band 'F'
- EPC Rating B
- 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 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 HALLWAY Large Open Entrance Hallway: Stairs to First Floor Landing: Doors to Kitchen/Dining Room: WC: Study and Lounge.

WC Toilet: Wash Hand Basin: Radiator: Extraction.

LOUNGE 17' 01" x 15' 03" (5.21m x 4.65m) Patio Doors into Rear Garden: Bay Window to Side Overlooking Lake: Brick Fireplace with Wood Burner: Radiators.

STUDY 11' 04" x 08' 03" (3.45m x 2.51m) Window to Front: Radiator.

KITCHEN/DINING ROOM 21' 08" x 12' 07" (6.6m x 3.84m) Dining Room: Windows to Side and Front, Radiator.

Kitchen: Modern Fitted Kitchen: Six Burner Gas Hob: Double Electric Oven: Radiator. Dishwasher: Fridge/Freezer: Door to Utility Room.

UTILITY ROOM 09' 07" x 05' 10" (2.92m x 1.78m) Modern Fitted Units with Sink: Door to Rear Garden: Window to Rear: Space for Washing Machine and Dryer.

FIRST FLOOR LANDING Doors to Bedrooms: Bathroom and Airing Cupboard.

MASTER BEDROOM 15' 05" x 15' 05" (4.7m x 4.7m) Bay Window to Side Overlooking Lake: Window to Front: Radiator: Door to Ensuite.

ENSUITE Porthole Window to Front: Single Shower Cubicle: Bath: Wash Hand Basin: Toilet.

BEDROOM TWO 15' 03" x 10' 03" (4.65m x 3.12m) Window to Rear: Radiator: Door to Ensuite.

ENSUITE Window to Rear: Single Shower Cubicle: Wash Hand Basin: Toilet: Radiator.

BEDROOM THREE 12' 07" x 09' 08" (3.84m x 2.95m) Window to Front and Side: Double Fitted Wardrobe: Radiator.

BEDROOM FOUR 09' 08" x 09' 01" (2.95m x 2.77m) Window to Rear: Single Wardrobe: Radiator.

FAMILY BATHROOM Window to Rear: Shower Over Bath: Toilet: Wash Hand Basin: Radiator.

REAR GARDEN Fully Enclosed Garden: Part Walled: Laid to Lawn: Patio: Firepit: Personnel Door to Garage.

DOUBLE GARAGE Double Garage: Power and Light: Additional Parking for Four Cars.

AGENT DETAILS Client Money Protection Scheme: safeagent Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - harveyrobinson.co.uk

