



3 East Street | Bluntisham | Huntingdon | PE28 3LS

Rent £1,995 pcm

- Four Bedroom Detached House
- Sauna
- Large Kitchen/Diner
- Off Road Parking
- Garage
- Annex Attached
- Gas Central Heating
- EPC Rating 'C'
- Council Tax Band 'E'
- AVAILABLE NOW

FAQ's

Council Tax Band: E
 Pets: Not Allowed
 Smoking: Not Allowed

Application Process**Holding Deposit**

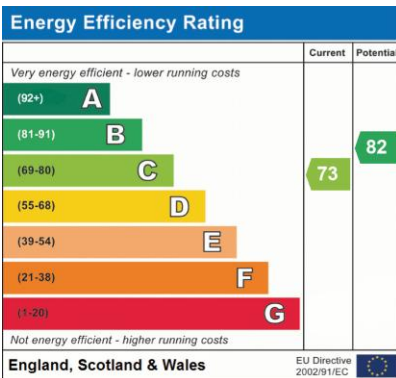
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in 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 "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 15' 03" x 6' 02" (4.65m x 1.88m) Wooden Flooring: Magnolia Painted Walls: Storage Cupboard: Doors Leading To Kitchen: Reception Room And WC.

RECEPTION ROOM 19' 08" x 14' 05" (5.99m x 4.39m) Beige Fitted Carpet: Magnolia Painted Walls: Fireplace With Surround: Door Leading To Garden.

OFFICE 10' 05" x 7' 00" (3.18m x 2.13m) Beige Fitted Carpet: Magnolia Painted Walls: Window To Front.

CONSERVATORY 8' 06" x 7' 09" (2.59m x 2.36m) Tiled Flooring: Door Leading To Garden.

CLOAKROOM 3' 08" x 3' 00" (1.12m x 0.91m) Tiled Flooring: Magnolia Painted Walls: White Ceramic Toilet And Basin.

KITCHEN 10' 05" x 9' 06" (3.18m x 2.9m) Tiled Flooring: White Tiled Splashbacks: Wooden Wall And Base Kitchen Units.

DINING ROOM 13' 09" x 9' 02" (4.19m x 2.79m) Tiled Flooring: Magnolia Painted Walls: Window To Front And Side.

UTILITY ROOM 8' 04" x 5' 09" (2.54m x 1.75m) Tiled Flooring: Wooden Wall And Base Units: Space For Washing Machine: Sink With Tap And Draining Board.

ANNEX 12' 01" x 6' 08" (3.68m x 2.03m) Beige Fitted Carpet: Magnolia Painted Walls: Shower Cubicle: Ceramic Toilet And Sink: Electric Heating: Lockable Front Entrance: Patio Door Leading To Garden.

STAIRS/LANDING Beige Fitted Carpet: Wooden Stair Bannister: Doors Leading To All Bedrooms And Bathroom.

BEDROOM ONE 10' 10" x 12' 04" (3.3m x 3.76m) Beige Fitted Carpet: Magnolia Painted Walls: Built In Wardrobe: Window To Front And Side.

ENSUITE 7' 07" x 6' 06" (2.31m x 1.98m) Vinyl Flooring: White Ceramic Wall Tiles: White Ceramic Basin And Toilet: Shower Cubicle: Fitted Sauna Room.

BEDROOM TWO 9' 10" x 7' 10" (3m x 2.39m) Beige Fitted Carpet: Magnolia Painted Walls: Built In Wardrobe: Window To Front.

BEDROOM THREE 9' 11" x 7' 11" (3.02m x 2.41m) Beige Fitted Carpet:

