



Sycamore Drive | Huntingdon | PE29 7JB

Rent £1,300 pcm

- Three Bedroom Home
- Semi Detached
- Gas Central Heating
- White Goods Included
- Close To Amenities
- Enclosed Garden
- Unfurnished
- Council Tax Band 'B'
- EPC Rating 'C'
- Available Now

FAQ's

Council Tax Band: B

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 HALL 8' 09" x 7' 04" (2.67m x 2.24m) Entrance Hallway: Door To Cloakroom: Door To Lounge: Door To Kitchen: Vinyl Flooring.

CLOAKROOM/UTILITY 6' 08" x 4' 02" (2.03m x 1.27m) White Suite Including Basin And Toilet: Washing Machine: Vinyl Flooring.

KITCHEN 10' 05" x 11' 07" (3.18m x 3.53m) Wall And Base Kitchen Units: Gas Hob: Fan Oven: Fridge/Freezer: Storage Cupboards: Door Leading To Garden: Window To Rear.

LOUNGE 18' 08" x 11' 04" (5.69m x 3.45m) Window To Front: Patio Doors To Rear: Electric Fireplace: Vinyl Flooring.

STAIRS/LANDING Carpet

MASTER BEDROOM 11' 06" x 10' 11" (3.51m x 3.33m) Carpet: Window To Front

BEDROOM TWO 12' 05" x 8' 08" (3.78m x 2.64m) Carpet: Window To Front.

BEDROOM THREE 10' 11" x 7' 07" (3.33m x 2.31m) Carpet: Boiler Housed In Cupboard: Window To Rear

BATHROOM 4' 08" x 6' 00" (1.42m x 1.83m) Wash Hand Basin: Shower Cubicle: Vinyl Flooring: Window To Rear.

TOILET 5' 00" x 2' 11" (1.52m x 0.89m) Toilet: Vinyl Flooring; Window To Rear

GARDEN Large Garden: Two Sheds: Rear Access To Property: Side Gate

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

