



Sycamore Drive | Huntingdon | PE29 7JB

Rent £1,300 pcm

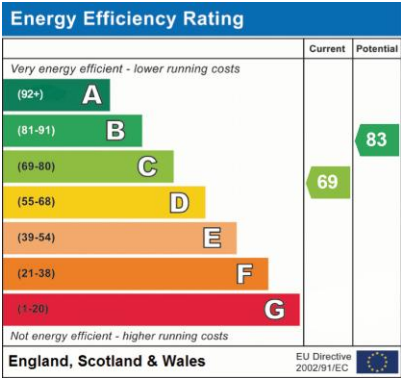
- Three Bedroom Home
- Semi Detached
- Gas Central Heating
- White Goods Included
- Close To Amenities
- Enclosed Garden
- Unfurnished
- Council Tax Band 'B'
- EPC Rating 'C'
- Available Now

**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 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 "Referending," 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

