



Mitchell Close | Hemingford Grey | Huntingdon | PE28 9WN

Rent £1,875 pcm

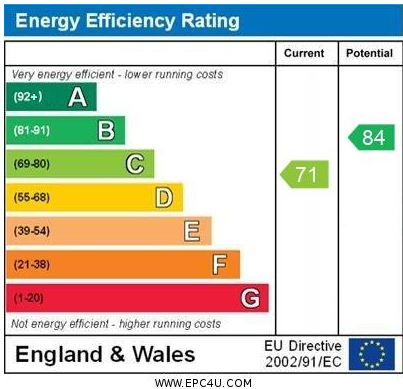
- Detached House
- Three Bedrooms
- Ensuite to Master
- Appliances Included
- Driveway for Two Cars
- Unfurnished
- Pets Considered
- EPC Rating C
- Council Tax Band D
- Available Early October

FAQ's
Council Tax Band: D
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 Doors to Cloakroom and Lounge: Stairs to First Floor.

CLOAKROOM 4' 09" x 24' 04" (1.45m x 7.42m) Obscured Window to Front: Toilet: Sink: Radiator.

LOUNGE 13' 06" x 11' 11" (4.11m x 3.63m) Window to Front: Under Stair Storage: Hard Flooring: Double Doors to Dining Room.

DINING ROOM 14' 01" x 9' 10" (4.29m x 3m) Patio Doors to Garden: Window to Rear: Hard Flooring: Radiator.

KITCHEN 10' 10" x 10' 01" (3.3m x 3.07m) Window to Rear: Range of Base and Wall Units: Integrated Dishwasher and Washing Machine: Free Standing Fridge Freezer: Range Style Cooker with Gas Hob: Extractor Hood: Radiator.

LANDING Storage Cupboard: Doors to All Bedrooms and Bathroom.

MASTER BEDROOM 11' 02" x 8' 04" (3.4m x 2.54m) Window to Front: Double Wardrobes: Radiator.

ENSUITE 6' 04" x 6' 02" (1.93m x 1.88m) Obscured Window to Front: Shower Cubicle: Toilet: Sink: Shelving: Heated Towel Rail.

BEDROOM TWO 16' 07" x 8' 08" (5.05m x 2.64m) Window to Front: Storage in the Eaves: Radiator.

BEDROOM THREE 10' 04" x 9' 00" (3.15m x 2.74m) Window to Front: Radiator.

BATHROOM 7' 04" x 5' 08" (2.24m x 1.73m) Obscured Window to Rear: Bath with Shower Over: Toilet: Sink: Radiator.

OUTSIDE Enclosed Rear Garden: Two Sheds: Driveway for Two Cars.

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

