



The Garden | Brampton | Huntingdon | PE28 4FP

Rent £1,695 pcm

- Mid-Terraced House
- Three Bedrooms
- Set in Beautiful Grounds
- Downstairs Bedroom with Ensuite
- Enclosed Rear Garden
- Parking for Two Cars
- Council Tax Band D
- EPC Rating C
- Unfurnished
- Available Now

FAQ's

Council Tax Band: D

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.

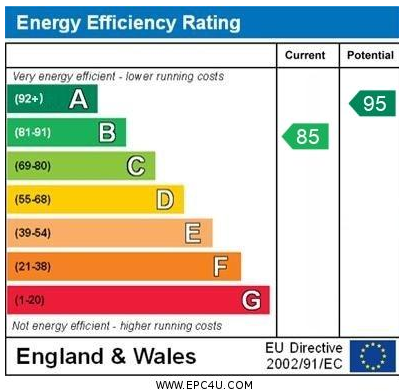
Tenant Fees

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 Main Door to Entrance Hall: Stairs leading to First Floor: Under Stair Storage Cupboard: Doors to Lounge: Kitchen/Diner: Bedroom Three.

LOUNGE 17' 11" x 12' 05" (5.46m x 3.78m) Window to Front: Fitted Carpet: Radiators.

KITCHEN/DINER 19' 04" x 12' 00" (5.89m x 3.66m) Window to Rear: Range of Wall and Base Units: Smeg Gas Hob and Electric Oven: Extractor Hood: Built In Microwave: Free-Standing Fridge/Freezer: Integrated Dishwasher and Washer/Dryer: Tiled Flooring: Radiators: Door to Cloakroom: Patio Doors to Garden.

CLOAKROOM Toilet: Wash Hand Basin: Tiled Flooring: Radiator.

BEDROOM THREE (DOWNSTAIRS) 13' 05" x 9' 10" (4.09m x 3m) Window to Front: Double Wardrobe: Fitted Carpet: Radiator: Door to Ensuite.

ENSUITE 6' 04" x 5' 05" (1.93m x 1.65m) Window to Rear: Toilet: Wash Hand Basin: Shower Cubicle: Mirrored Vanity Cabinet: Heated Towel Rail: Tiled Flooring.

LANDING Spacious Landing: Window to Rear: Fitted Carpet: Radiator: Doors to Main Bedroom, Bedroom Two and Bathroom.

MASTER BEDROOM 14' 05" x 12' 05" (4.39m x 3.78m) Window to Front: Fitted Carpet: Radiator.

BEDROOM TWO 13' 03" x 9' 03" (4.04m x 2.82m) Window to Front: Fitted Carpet: Radiator.

BATHROOM 6' 02" x 5' 08" (1.88m x 1.73m) Velux Window: Toilet: Wash Hand Basin: Bath with Shower Over: Radiator.

OUTSIDE Beautiful Communal Grounds: Enclosed Rear Garden: Two Allocated Parking Spaces: Secure Communal Outdoor Storage.

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

