



Orthwaite | Huntingdon | PE29 6XB

Rent £1,300 pcm

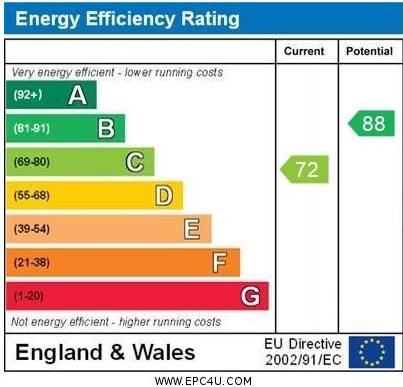
- Three Bed Mid Terraced House
- Redecorated Throughout
- Newly Fitted Carpets and Vinyl
- Downstairs Cloakroom
- Enclosed Rear Garden
- Gas Central Heating
- Small Pet Considered
- EPC Rating C
- Council Tax Band B
- Available Mid October

FAQ's
Council Tax Band: B
Pets: Small Pet 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 Main Front Door: Newly Fitted Vinyl Flooring: Doors to Cloakroom, Kitchen and Lounge.

CLOAKROOM 6' 05" x 2' 06" (1.96m x 0.76m) Obscured Window to Front: Toilet: Sink: Newly Fitted Vinyl Flooring: Radiator.

KITCHEN 9' 00" x 8' 04" (2.74m x 2.54m) Window to Front: Electric Oven and Hob: Extractor Hood: Space for Washing Machine and Fridge Freezer: Newly Fitted Vinyl Flooring: Radiator.

LOUNGE 17' 02" x 15' 00" (5.23m x 4.57m) Two Windows to Rear: Door to Garden: Newly Fitted Carpets: Radiator: Under Stair Cupboard.

LANDING Newly Fitted Carpet: Airing Cupboard.

MASTER BEDROOM 13' 02" x 8' 00" (4.01m x 2.44m) Window to Rear: Newly Fitted Carpets: Radiator: Built In Mirrored Wardrobes.

BEDROOM TWO 8' 07" x 8' 04" (2.62m x 2.54m) Window to Front: Newly Fitted Carpet: Radiator.

BEDROOM THREE 9' 01" x 6' 03" (2.77m x 1.91m) Window to Front: Newly Fitted Carpet: Radiator.

BATHROOM 8' 02" x 5' 07" (2.49m x 1.7m) Bath with Shower Over: Toilet: Sink: Mirrored Vanity Unit: Shelving: Newly Fitted Vinyl Flooring: Radiator.

OUTSIDE Enclosed Rear Garden with Shed: One Allocated Parking Space.

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

