



Royston Avenue | Spaldwick | Huntingdon | PE28 0TH

Rent £1,350 pcm

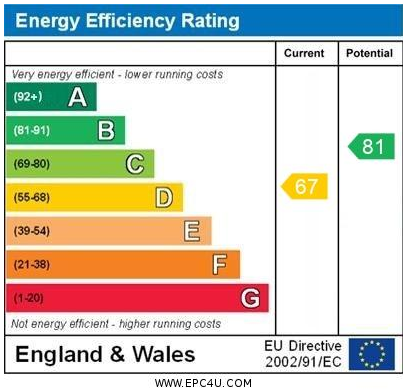
- Semi-Detached House
- Three Bedrooms
- Wrap Around Garden
- Single Garage with Parking
- Oil Heating
- Unfurnished
- Views Overlooking the Church
- EPC Rating D
- Council Tax Band B
- Available September

FAQ's
Council Tax Band: B
Pets: May Be 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**



HALLWAY Front Door to Hallway: Stairs to First Floor: Under Stair Storage Cupboard: Doors to Lounge, Kitchen, Cloakroom and Conservatory.

LOUNGE 13' 7" x 12' 4" (4.14m x 3.76m) Window to Front: Fitted Carpet: Radiator.

KITCHEN/DINER 13' 7" x 10' 10" (4.14m x 3.3m) Window to Rear: Range of Wall and Base Units: Electric Oven and Hob: Extractor Hood: Space for Fridge/Freezer, Washing Machine, Tumble Dryer and Dishwasher.

CLOAKROOM Window to Rear: Toilet: Sink.

CONSERVATORY 18' 7" x 7' 7" (5.66m x 2.31m) Half Brick Built: Tiled Flooring: Doors to Garden.

LANDING Cupboard Housing Water Tank: Access to Loft: Doors to Bedrooms and Bathroom.

MASTER BEDROOM 12' 4" x 12' 4" (3.76m x 3.76m) Window to Front: Fitted Carpet: Radiator.

BEDROOM TWO 10' 10" x 10' 7" (3.3m x 3.23m) Window to Rear: Fitted Carpet: Radiator.

BEDROOM THREE 8' 11" x 8' 10" (2.72m x 2.69m) Window to Front: Fitted Carpet: Radiator.

BATHROOM Obscured Window to Rear: Bath with Electric Shower Over: Toilet: Sink: Radiator.

OUTSIDE Large Wrap Around Rear Garden: Access to Single Garage with Parking for Two Cars: Oil Tank.

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

