



Splash Lane | Wyton | Huntingdon | PE28 2AF

Rent £1,395 pcm

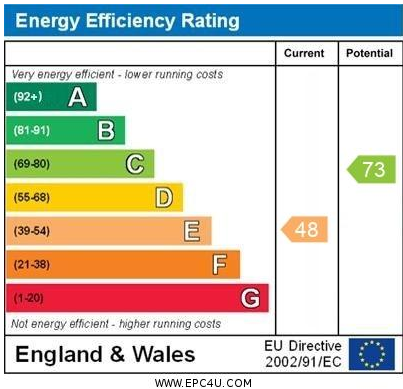
- Detached Bungalow
- Two Bedrooms
- New Kitchen and Bathroom
- Garage and Driveway
- Large Enclosed Garden
- Rural Location
- Pet Considered
- EPC Rating E
- Council Tax Band C
- Available NOW

FAQ's
Council Tax Band: C
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 11' 08" x 7' 10" (3.56m x 2.39m) Main Front Door into Porch which leads to Large Entrance Hall: Vinyl Flooring: Radiator: Doors to All Rooms:

LOUNGE 21' 00" x 16' 06" (6.4m x 5.03m) Large L Shaped Lounge: Fireplace: Fitted Carpet: Radiator: Door to Kitchen: Sliding Patio Doors to Garden.

KITCHEN 13' 02" x 11' 08" (4.01m x 3.56m) Window to Side: Range of New Base and Wall Units: Electric Cooker: Extractor Hood: Integrated Dishwasher: Space for Washing Machine: Vinyl Flooring: Radiator: Door leading to Separate Area with Cloakroom, Storage Cupboard: Space for Fridge/Freezer and Access to Garden.

CLOAKROOM 4' 09" x 3' 00" (1.45m x 0.91m) Obscured Window to Rear: Toilet: Wash Hand Basin: Vinyl Flooring: Radiator.

MASTER BEDROOM 12' 09" x 12' 01" (3.89m x 3.68m) Window to Front: Fitted Carpet: Radiator.

BEDROOM TWO 12' 01" x 10' 06" (3.68m x 3.2m) Window to Front: Fitted Carpet: Radiator.

BATHROOM 8' 01" x 7' 10" (2.46m x 2.39m) New Suite comprising of Bath with Electric Shower Over, Toilet and Wash Hand Basin: Storage Unit: Airing Cupboard: Mirrored Vanity Cabinet: Vinyl Flooring: Heated Towel Rail.

OUTSIDE Large Enclosed Rear Garden with Patio Area and Greenhouse. Single Garage with covered walkway offering further Storage Space. Driveway for Two Cars.

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

