HARVEY ROBINSON

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Drake Close | Hartford | HUNTINGDON | PE29 1RT

Rent £1200 pcm

- Mid Terraced House
- Three Bedrooms
- Conservatory
- Two Reception Rooms
- Single Garage

- Additional Parking
- Gas Central Heating
- Council Tax Band 'B'
- EPC Rating 'C'
- A vailable March 2025

FAQ's

Council Tax Band: B

Not Allowed Pets: Smoking: Not Allowed

Application Process **Holding Deposit**

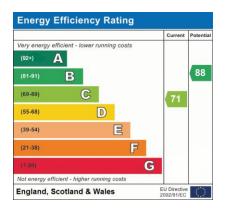
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or dedine the tenancy. The holding deposit will be refunded in 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 £50 inc VAT Fob Replacement









ENTRANCE HALL Double glazed window to front aspect, double glazed door leading to Entrance Hall, radiator.

CLOAKROOM Double glazed obscured window to front aspect, fitted with a low-level WC.

LOUNGE 16' 10" x 11' 0" (5.13m x 3.35m) Double glazed window to front aspect. Stairs to First Floor Landing with under-stairs storage cupboard, radiator. Open plan to:

DINING ROOM 10' 0" x 8' 0" (3.05m x 2.44m) Double glazed sliding door to Conservatory, radiator.

KITCHEN 10' 0" x 8' 7" (3.05m x 2.62m) Window to rear aspect, fitted with a matching range of base and eye-level units with worktop space over and tiled splashback, stainless steel sink unit, freestanding gas oven and hob, space for fridge/freezer. Door to Conservatory.

CONSERVATORY 16' 10" x 6' 0" (5.13m x 1.83m) A half-brick built uPVC Double Glazed construction with uPVC Double Glazed French doors to Garden, plumbing for washing machine, space for tumble dryer.

LANDING Access to part boarded loft space with fitted ladder. Airing cupboard housing hot water tank.

MASTER BEDROOM 14' 4" x 12' 6" (4.37m x 3.81m) Double Glazed window to front aspect, built-in wardrobe, radiator.

BEDROOM TWO 11' 1" x 10' 1" (3.38m x 3.07m) Double Glazed window to rear aspect, built-in wardrobe, radiator.

BEDROOM THREE 8' 0" x 7' 1" (2.44m x 2.16m) Double Glazed window to front aspect, wall-mounted gas boiler, radiator.

BATHROOM Double glazed obscure window to rear aspect, fitted with a three piece suite comprising low-level WC, pedestal wash hand basin and shower cubicle with tile surround, radiator.

GARDEN Front Garden; laid to shingle with mature shrubs. Gated access at rear to the rear Garden

Rear Garden; laid to lawn with mature shrubs and paved seating area. Courtesy door to Garage.

GARAGE Single garage with up-and-over door to driveway providing further off-road parking for approximately one vehicle.



