



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'
- Available March 2025

**FAQ's**

Council Tax Band: B

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** 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

