



Ashton Gardens | Huntingdon | PE29 7HG

Rent £1200 pcm

- End Terraced House
- Three Bedrooms
- Enclosed Rear Garden
- Fitted Kitchen
- Garage
- Unfurnished
- Gas Central Heating
- EPC Rating 'C'
- Council Tax Band 'B'
- Available Mid January 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 Door to front aspect, radiator, stairs to First Floor, doors to Lounge, Bedrooms and Bathroom.

Living Area 11' 3" x 23' 6" (3.43m x 7.16m) Two UPVC double glazed window to the front and rear aspect, radiator, television point, door to Kitchen and back door leading to Rear Garden, back gate and garage under stairs storage space.

Kitchen 6' 4" x 11' (1.93m x 3.35m) UPVC double glazed window to rear aspect, fitted kitchen comprising base and wall mounted units, work surface, sink and drainer, tiled splash back, freestanding oven, space for a fridge/freezer and washing machine, radiator, under stairs storage cupboard.

Bedroom One 12' 8" x 8' 4" (3.86m x 2.54m) UPVC double glazed window to front aspect, radiator.

Bedroom Two 8' 5" x 10' 7" (2.57m x 3.23m) UPVC double glazed window to rear aspect, radiator.

Bedroom Three 5' 10" x 6' 5" (1.78m x 1.96m) UPVC double glazed window to front aspect, radiator, newly redecorated, over stairs fitted storage cupboard, telephone point.

Bathroom UPVC double glazed window to rear aspect, fitted bathroom suite comprising WC, wash hand basin, tiled splash backs, fitted shower cubical with power shower, wall mounted electric heater, wall mounted medicine cabinet.

Garage Up and over door and shelving to rear of the garage

Front Garden Path leading to front door, low maintenance front garden with large planters.

Rear Garden Private and enclosed low maintenance garden to rear, fully enclosed, small storage shed and washing line.

