HARVEY ROBINSON

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Lodge Close | Hinchingbrooke | Huntingdon | PE29 6GR

Rent £1,350 pcm

- Semi Detached Family Home
- Three Bedrooms
- Kitchen/Dining Room
- Fully Enclosed Rear Garden
- Single Garage

- BBQ Pit
- Pets Considered
- Council Tax Band 'C'
- EPC Rating 'D'
- A vailable December 2024

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 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 enterinto the agreement. Where we retain the holding deposit, we will set out, in writing, our reasons for doing so within 7 days.

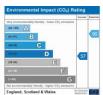
Deposit

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 Doors to WC and Lounge: Stairs to First Floor Landing.

WC Window to Front: Radiator: Toilet: Wash Hand Basin.

LOUNGE 14' 6" x 13' 4" $(4.42m \times 4.06m)$ W indow to Front: Radiator: Glazed Door to Kitchen.

KITCHEN/DINING ROOM 14' 5" x 9' 5" (4.39m x 2.87m) Window to Rear: Patio Doors to Patio: Fitted Kitchen: Gas Hob: Electric Oven: Spaces for Fridge/Freezer: Washing Machine.

FIRST FLOOR LANDING Window to Side: Airing Cupboard.

BEDROOM ONE 13' 2" x 8' 1" (4.01m x 2.46m) Window to Front: Radiator.

BEDROOM TWO 10' 9" x 8' 1" (3.28m x 2.46m) Window to Rear: Radiator.

BEDROOM THREE 8' 1" x 6' 2" (2.46m x 1.88m) Window to Front: Radiator: Storage Cupboard.

REAR GARDEN Fenced Patio Area: Rear Access to Garage: Lawn: BBQ Pit: Fully Enclosed.

SINGLE GARAGE Single Garage with Power and Light.





