



Lodge Close | Hinchingsbrooke | 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'
- Available 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 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** 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 x 4.06m) Window 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.

