



Devoke Close | Huntingdon | PE29 6XE

Rent £1,600 pcm

- Detached Family Home
- Three Bedrooms
- Utility Room
- Additional Storage
- Enclosed Rear Garden
- Converted Garage
- Conservatory
- EPC Rating 'D'
- Council Tax Band 'D'
- Available February 2025

FAQ's

Council Tax Band: D

Pets: Not Allowed

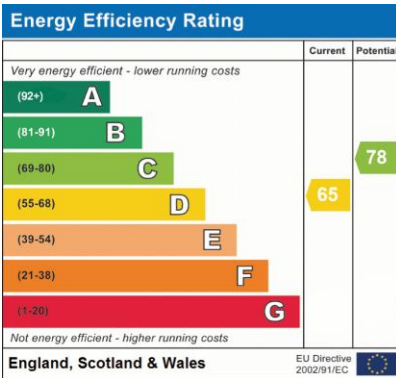
Smoking: Not Allowed

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 FeesChanges 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 HALLWAY** Door to Lounge.**LOUNGE** 17' 07" x 10' 09" (5.36m x 3.28m) Bay Window to Front: Radiator: Door to Inner Hallway and Kitchen.**KITCHEN/DINING ROOM (CONSERVATORY)** 22' 03" x 19' 04" (6.78m x 5.89m) 'L' Shaped Kitchen/Dining Room: Modern Fitted with Gas Hob and Electric Oven: Integrated Dishwasher: Window to Rear: Space for Fridge/Freezer: Patio Doors into Garden.**INNER HALLWAY** Stairs to First Floor Landing: Utility Room and WC.**WC** Fitted White Suite: Toilet: Wash Hand Basin: Radiator.**UTILITY ROOM (CONVERTED GARAGE)** Plumbing for Washing Machine: Space for Tumble Dryer: Door to Additional Storage.**STAIRS TO FIRST FLOOR LANDING** Doors to Bedrooms and Bathroom: Window to Rear: Radiator.**BATHROOM** Window to Rear: Shower Over Bath: Wash Hand Basin: Toilet: Heated Towel Radiator.**MASTER BEDROOM** 11' 00" x 10' 07" (3.35m x 3.23m) Window to Rear: Fitted Mirrored Double Wardrobe: Radiator: Door to Ensuite.**ENSUITE** Window to Rear: Single Shower Cubicle: Wash Hand Basin: Toilet.**BEDROOM TWO** 10' 11" x 10' 07" (3.33m x 3.23m) Window to Front: Radiator.**BEDROOM THREE** 08' 08" x 08' 06" (2.64m x 2.59m) Window to Front: Radiator.**REAR GARDEN** Fully Enclosed: Laid to Lawn with Gated Side Access.**PARKING** Driveway Parking to the Front of the Property.