



11 Green Lane | Ellington | Huntingdon | PE28 0AZ

Rent £1,200 pcm

- Detached House
- Four Bedrooms
- Master with Ensuite
- Village Location
- Quiet Cul De Sac
- Driveway Parking
- Private Enclosed Garden
- Council Tax Band 'E'
- EPC Rating 'D'
- Available NOW

FAQ's

Council Tax Band: E

Pets: Not Allowed

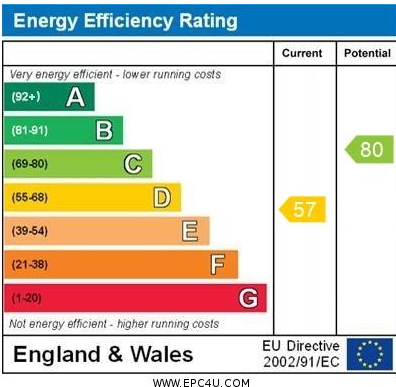
Smoking: Not Allowed

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 Doors to WC, Utility Room: Lounge/Dining Room: Stairs to First Floor Landing: Kitchen.

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

UTILITY ROOM 09' 00" x 06' 06" (2.74m x 1.98m) Window to Rear: Door to Garden: Radiator: Freestanding Washing Machine, Space for Tumble Dryer.

LOUNGE/DINING ROOM 38' 00" x 11' 00" (11.58m x 3.35m) Bay Window to Front: Patio Doors into Rear Garden: Ormate Fire Surround: Three Radiators: Storage Cupboard.

KITCHEN 12' 05" x 08' 04" (3.78m x 2.54m) Window to Front: Modern Fitted Kitchen: Freestanding Electric Cooker: Dishwasher and Fridge.

STAIRS TO FIRST FLOOR LANDING Window to Side: Radiator: Large Airing Cupboard: Doors to Four Bedrooms and Bathroom.

BEDROOM FOUR 08' 11" x 07' 10" (2.72m x 2.39m) Window to Front: Radiator.

MASTER BEDROOM 12' 08" x 09' 10" (3.86m x 3m) Window to Front: Radiator: Double Mirror Fronted Wardrobes: Door to Ensuite.

ENSUITE Window to Side: Modern White Suite: Shower Cubicle: Wash Hand Basin: Toilet: Radiator.

BEDROOM TWO 16' 08" x 08' 11" (5.08m x 2.72m) Window to Rear: Radiator.

BEDROOM THREE 08' 07" x 07' 08" (2.62m x 2.34m) Window to Rear: Radiator.

BATHROOM Window to Side: Radiator: Shower Over Bath: Toilet: Wash Hand Basin.

SUMMER HOUSE/OFFICE 12' 08" x 08' 03" (3.86m x 2.51m) The garage has been partly converted providing a Summer House/Office with Power and Light.

FRONT GARDEN Laid to Lawn: Driveway Parking for Two Cars.

REAR GARDEN Private Enclosed Garden with Gated Side Access.

