# HARVEY ROBINSON

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## 14 Dyson Close | Huntingdon | PE29 6GQ

Rent £1,200 pcm

- Mid Terraced House
- Two Bedrooms
- Driveway Parking
- Walking Distance to Town
- Gas Central Heating

- Enclosed Rear Garden
- Close to Hospital
- EPC Rating C
- Council Tax Band B
- A vailable NOW

### FAQ's

Council Tax Band: B

Pets: Not Allowed Smoking: Not Allowed

## **Application Process**

## **Holding Deposit**

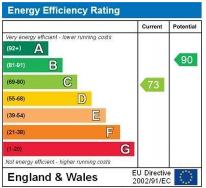
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or dedine the tenancy. The holding deposit will be refunded in 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 -



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ENTRANCE HALL Front Door to Hallway: Arch way opens up to Kitchen: Door to Lounge.

**KITCHEN** 7' 09" x 7' 09" (2.36m x 2.36m) Window to Front: Range of Wall and Base Cupboards: Gas Oven and Hob: Extractor Fan: Space for Fridge/Freezer and Washing Machine.

**LOUNGE** 16' 08" x 11' 10" (5.08m x 3.61m) Patio Doors to Garden: Staircase to First Floor.

MAS TER BEDROOM 8' 08" x 11' 08" (2.64m x 3.56m) Window To Rear: Wooden Over Bed Storage Unit: Built In Wardrobe.

**BEDROOM TWO** 10' 10" x 6' 09" (3.3m x 2.06m) Window to Front: Built in Wardrobe.

**BATHROOM** 7' 10" x 4' 10" (2.39m x 1.47m) Three Piece Suite: Bath with Shower Over: Toilet: Sink: Towel Rail: Vanity Mirror.









