



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
- Available 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 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 Front Door to Hallway: Archway 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.

MASTER 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.

