



Coldhams Crescent | Huntingdon | PE29 1UF

Rent £1,300 pcm

- Mid Terraced House
- Three Bedrooms
- Large Lounge
- Gas Central Heating
- Enclosed Rear Garden
- On Road Parking
- Unfurnished
- Council Tax Band A
- EPC Rating C
- Available Early February

**FAQ's**

Council Tax Band: A

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** Stairs to First Floor: Doors leading to Lounge and Kitchen: Radiator.

**LOUNGE** 18' 07" x 10' 09" (5.66m x 3.28m) Window to Front: New Laminate Flooring: Radiator: Patios Doors to Garden.

**KITCHEN** 18' 06" x 8' 07" (5.64m x 2.62m) Windows to Front and Rear: Door to Garden: Range of Base and Wall Units: Electric Oven and Hob: Extractor Hood: Space for Washing Machine and Fridge/Freezer: Under Stair Cupboard: Small Dining Area: Radiator.

**LANDING** Storage Cupboard: Doors to All Bedrooms, Bathroom and Separate WC.

**MASTER BEDROOM** 11' 03" x 10' 08" (3.43m x 3.25m) Window to Front: Built In Wardrobe: Radiator.

**BEDROOM TWO** 12' 01" x 9' 0" (3.68m x 2.74m) Window to Front: Radiator.

**BEDROOM THREE** 8' 0" x 7' 01" (2.44m x 2.16m) Window to Rear: Airing Cupboard housing Boiler: Radiator.

**BATHROOM** 7' 0" x 4' 04" (2.13m x 1.32m) Two Piece Suite: Bath with Shower Over: Sink: Radiator: Towel Holder.

**SEPERATE WC** Frosted Window to Rear: WC.

**REAR GARDEN** Fully Enclosed Rear Garden: Laid to Lawn with Patio Area: Shed.

**PARKING** On Road Parking.

