HARVEY ROBINSON

01480 454040

lettings@harveyrobinson.co.uk









Rydal Close | Stukeley Meadows | PE29 6UF

Rent £1,850 pcm

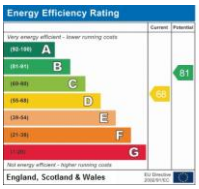
- Detached House
- Four Bedrooms
- Ensuite to Master
- Gas Central Heating
- Garage and Driveway
- Unfurnished
- Rear Enclosed Garden
- Council Tax Band E
- EPC Rating D
- Available NOW

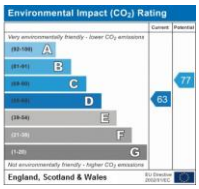
FAQ's
Council Tax Band: E
Smoking: Not Allowed

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 Door to Front: Radiator: Stairs to First Floor: Doors to Lounge, Cloakroom and Kitchen.
CLOAKROOM Obscured Window to Front: Toilet: Sink: Radiator.
LOUNGE 12' 0" x 16' 3" (3.66m x 4.95m) Bay Window to Front: Gas Fire: TV and Telephone Point: Radiator: Open to Dining Room.
DINING ROOM 10' 2" x 11' 6" (3.1m x 3.51m) Patio Doors to Rear: Radiator.
KITCHEN 15' 0" x 9' 6" (4.57m x 2.9m) Window to Rear: Fitted Kitchen: Integrated Electric Oven and Gas Hob: Cooker Hood: Space for Fridge/Freezer: Plumbing for Dishwasher: Doors to Utility Room and Study.
UTILITY ROOM 7' 9" x 7' 1" (2.36m x 2.16m) Window to Rear: Plumbing for Washing Machine: Door to Garden.
STUDY 8' 4" x 8' 4" (2.54m x 2.54m) Window to Rear: Door to Utility Room and Garage.
BEDROOM ONE 10' 04" x 13' 1" (3.15m x 3.99m) Bay Window to Front: Built In Wardrobes: Radiator.
ENSUITE Obscured Window to Side: Three Piece Suite: Toilet: Sink: Shower Cubicle.
BEDROOM TWO 13' 1" x 8' 5" (3.99m x 2.57m) Window to Rear: Free Standing Wardrobe: Radiator.
BEDROOM THREE 6' 11" x 9' 9" (2.11m x 2.97m) Window to Rear: Single and Double Built In Wardrobes: Radiator.
BEDROOM FOUR 6' 1" x 10' 4" (1.85m x 3.15m) Window to Front: Custom Made Single Bed Frame: Radiator.
BATHROOM Obscured Window to Side: Three Piece Suite: Toilet: Sink: Bath: Heated Towel Rail.
FRONT GARDEN Laid to Lawn: Shrub Borders: Driveway Parking for Three Cars.
REAR GARDEN Fully Enclosed Garden: Patio Area: Laid to Lawn: Shed: Outside Tap: Side Gated Access from Front Garden.
SINGLE GARAGE Metal Up and Over Door: Electrics and Light.
AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - harveyrobinson.co.uk



