



38, Coldhams Crescent

Huntingdon,
Cambridgeshire, PE29 1UG
£1,200 pcm

country
properties

A three bedroom property with brand new carpets comprising of entrance hall, kitchen, lounge, three bedrooms, separate toilet, bathroom, front and rear garden. The property is also in close proximity of a local primary school overlooking a play park to the rear. Available Immediately. Council Tax Band A. EPC Rating C. Holding fee £276.92. Deposit £1,384.62.

- Three Bedrooms
- Front and Rear Garden
- Council Tax Band A
- EPC Rating C
- Holding Fee £276.92
- Deposit £1,384.62

Front Garden

Pathway leading to front door. Mainly laid to lawn. Wooden fence enclosure. Wooden gate leading to rear garden. Gas meter cupboard. Step up to wooden storage area. Key safe.

UPVC Double Glazed Door into:-

Entrance Hall

UPVC double glazed window to front aspect. Smoke alarm. Wall mounted fuse box. Wall mounted cupboard housing electric meter. Ceramic flooring. Wooden skirting boards. Stairs rising to first floor. White wooden door into:

Kitchen

Ceramic tiled flooring. Wooden skirting boards. Wall mounted radiator. Wall and base units with work surfaces over. Ceramic sink and drainer. Window to rear aspect. UPVC double glazed door onto rear garden. Free standing oven with extractor over. Space for washing machine. Space for fridge/freezer. Heat alarm. Double wooden doors to storage. Wooden door to additional storage with shelving. Wooden door into:-

Lounge

Smoke alarm. Vinyl flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Two wall mounted radiators. Metal framed sliding patio door. TV aerial point.

Stairs and Landing

Carpeted. Wooden skirting boards. Wooden banister. Smoke alarm. Loft Hatch (Not To Be Used). White wooden door into storage area.

Bedroom One

Wooden door. Carpeted. Wooden skirting boards. Wall mounted radiator. UPVC double glazed window to front aspect. White wooden door to storage area with hanging rail. Sliding double doors to wardrobe with hanging rail.



Bedroom Two

White wooden door. Carpeted. Wooden skirting boards. Wall mounted radiator. UPVC double glazed window to rear aspect. White wooden door into storage cupboard housing boiler and associated pipework and cables.

Toilet

White wooden door. Vinyl flooring. Wooden skirting boards. Low level WC. Corner vanity basin. Obscured UPVC double glazed window to rear aspect.

Bathroom

White wooden door. Vinyl flooring. Wooden skirting boards. Wall mounted radiator. UOVC double glazed window to rear aspect. Bath with mixer tap and shower over. Ceramic sink with mixer tap over and storage cupboard below.

Bedroom Three

White wooden door. Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Wall mounted radiator.

Rear Garden

Patio area. Pathway leading to rear gate access. Mainly laid to lawn. Wooden fenced enclosure. Outside tap. Outside light. Wooden shed.

Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.

Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons

requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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