



BROOKDALE

Property Management

Mancetter House
1144 Lincoln Road
Werrington
Peterborough
Tel: (01733) 327788

www.brookdale-pms.co.uk

Four Chimneys Crescent Hampton Vale

This near new four bedroom property is situated in the popular area of Hampton Vale close to local amenities and a few minutes drive from the A1(M). Close-by is a large shopping centre and the property is close to all major road links.

It benefits from space! Also from a double garage and driveway, separate utility room, dining area, four double bedrooms, en-suite and dressing area to the main bedroom, large kitchen with two electric ovens and built in dishwasher.

The front door opens into a large hallway with a ground floor cloakroom. Leading off is the lounge/diner which measures approximately 24'5 X 22'4. There are doors leading from both the dining and lounge areas to the rear garden which has patio and lawned areas.

The kitchen is fitted with an ample attractive range of eye and base level units and includes an island breakfast area. Built in is a double oven and dishwasher. There is space for a full height American style fridge-freezer. The utility room leads off which has space and plumbing for a washing machine and tumble dryer. A door leads out into the rear garden.

On the first floor are three double bedrooms and a bathroom with a shower over. The bedrooms measure 15'10 X 10'5, 11'10 X 8'3 and 14'7 X 14'2. Also on the first floor landing is a large space which could be used as a study/computer area.

The second floor is entirely occupied by the main bedroom, dressing area and en-suite. The bedroom itself measures approximately 22'4 X 15'9. The dressing area is to the rear and includes hanging rails. It is accessible via two doors - one either end. The en-suite has a double size shower cubicle.

Outside the property has a double garage and driveway. The rear garden is enclosed.

The property is in superb order and is available on an unfurnished basis.

Directions

Enter Hampton on Hargate Way (past Tesco's) and follow the road past the shops and the large grassy mound. Take a left into Four Chimneys Crescent. Follow this road until you pass the shopping centre and at the cross road go straight over the road then bears left and the property is on the left.

Applying for A Brookdale Property

In order to move into a Brookdale property you must not be claiming housing benefit and all tenants must be over the age of 21.

A deposit of £1350 is required to move into this property along with an application fee which is £180 for a single applicant and £200 for a joint application (per application - NOT per person). To reserve a property we require that you pay a reservation fee which is fully refundable should your application fail or if the Landlord subsequently withdraws the property (full terms and conditions can be found on our application form).



Four Chimneys Crescent

Hampton Vale

£1150 Per Month

Available:	Now	P. Code:	PE7 8JQ
Rent:	£1,150.00	Beds:	4
Sharers:	No	Children:	Yes
Council Tax Band:	E		

Four Bedroom Link- Detached Property

Extremely Spacious !

Excellent Location (new Township)

Double Garage With Parking To Front

Large Lounge And Separate Dining Area

Kitchen With Separate Utility Room

Main Bedroom With En-suite And Dressin

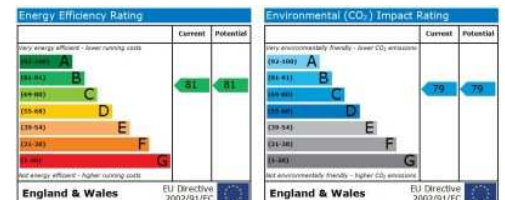
Main Bathroom With Shower Over

Upvc Double Glazing

Full Gas Central Heating

Beautifully Presented

Unfurnished



Available To View Now. Call (01733) 327788

All measurements are approximate and have been provided as a guide. Occasionally internal pictures from a similar property are used.



Some other information about renting

- Unless otherwise stated you are responsible for all bills and the Council Tax
- Our application fee (stated above) does not increase if a Guarantor is required (unlike many letting agents)
- During a tenancy with Brookdale there are no additional fees. Many other agents charge for renewal of contract, inventory fees, copies of contracts, checkout fees and many charge to provide you with a reference at the end of the tenancy.

Be Cautious About Tenancy Contracts and Additional Fees !

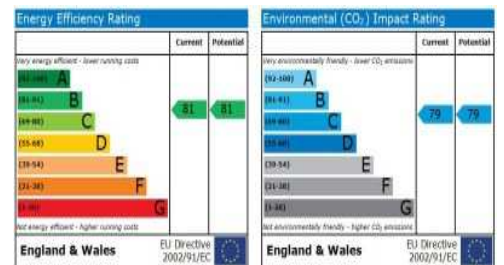
Our tenancy contract allows you to vacate the property by serving one month's notice (once the initial six month term has expired). Many agents insist you serve TWO months' notice.

A two month notice term makes it incredibly difficult for you to secure your next rental property as most Landlords would NOT be prepared to wait two months for you to move in.

In fact, we often advise people who contact us looking for a rental property that have to give 2 month's notice that we may not be able to help.

When dealing with letting agents always ask what the notice period is as, often, you will not be aware until you reach the stage of signing the contract at which time, should you change your mind, you would be liable for costs.

Also - ask about fees during the tenancy which, again, you are not usually made aware of until you receive your contract.



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