

# £800 pcm

Badger Barn, Wimblington Road, Manea,  
Cambridgeshire PE15 0JR



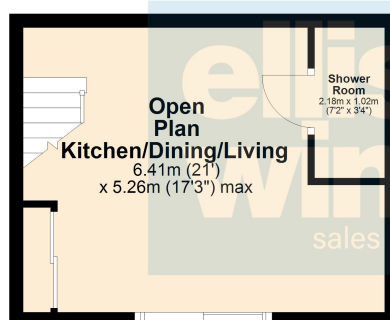
To arrange a viewing call us now on 01354 694900

Deposit £923

This stunning one-bedroom semi-detached barn conversion offers spectacular field views and a Juliet balcony from the bedroom, bringing in plenty of natural light. The modern open-plan kitchen, dining, and living area creates a bright, airy living space perfect for daily living and entertaining. Outside, you'll find a fully enclosed garden for privacy and relaxation, plus off-road parking for convenience. A stylish, contemporary finish combines rural charm with practical convenience in this exceptional home.

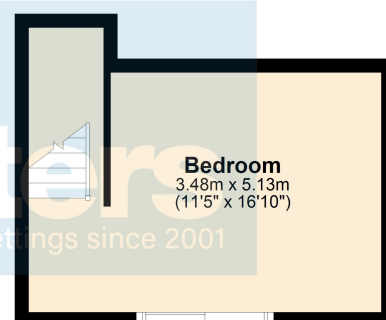
#### Ground Floor

Approx. 27.7 sq. metres (298.5 sq. feet)



#### First Floor

Approx. 18.6 sq. metres (199.9 sq. feet)



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## GROUND FLOOR

Open Plan Kitchen/Dining/Living  
6.41m (21') x 5.26m (17'3") max.

Fully integrated kitchen

Shower Room  
2.18m (7'2") x 1.02m (3'4")

Bedroom  
5.13m (16'10") x 3.48m (11'5")



## OUTSIDE

There is a fully enclosed garden plus off road parking.

INITIAL LENGTH OF TENANCY  
6 months

Energy rating D  
Fenland District Council tax band TBC



## Tenant Reference and Credit Checks

As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

## Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective tenants conduct their own due diligence before making any decisions.

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