



An exceptional family home situated in a popular residential area of St Ives south of St Audrey Lane. The property boasts spacious accommodation throughout which briefly comprises, five bedrooms, three en suites, three reception rooms, a modern kitchen/breakfast room and utility room. The property also benefits from a heated indoor swimming pool, Sauna, a corner plot garden, double garage and a drive providing ample off road parking. Available mid July. Deposit £3,000.

4.89m (16'1") x 3.36m (11')

En-suite Bathroom

Bedroom 3  
3.68m (12'1") x 3.13m (10'3")

En-suite Bathroom

Bedroom 4  
3.70m (12'2") x 3.23m (10'7")

Bedroom 5/Kitchen  
4.00m (13'1") x 3.30m (10'10")

Shower Room

Outside

A block paved driveway provides ample off road parking and leads to a double garage which measures 5.33m (17'5") x 5.33m (17'5") and has two up and over doors, power and lighting. Side access leads to the corner plot garden which is mainly laid to lawn and planted with a variety of flowers, shrubs and bushes. The garden also benefits from a covered BBQ area.

AGENTS NOTE

Pool maintenance included in rent. The Pool is needing to be heated all year round at the tenants expense..

Further Information

Tenancy Period: Minimum 12 months

EPC Rating: D

Council Tax Band: G

Annual Household Income Required For Referencing:  
£87,000

Ground Floor

Entrance Hall

Cloakroom

Study  
3.95m (13') x 2.46m (8'1") max

Lounge  
5.21m (17'1") x 3.95m (13')

Dining Room  
4.93m (16'2") x 3.33m (10'11")

Kitchen/Breakfast Room  
6.59m (21'7") x 4.51m (14'10")

Utility Room  
3.28m (10'9") x 1.95m (6'5")

Lobby

Indoor Swimming Pool  
9.00m (29'6") x 7.50m (24'7") max

Sauna

Changing Room

First Floor

Landing

Bedroom 1  
5.32m (17'5") x 4.65m (15'3") max

En-suite Bathroom

Bedroom 2

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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## PROPERTY SUMMARY

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