



**GROUND FLOOR**  
Front entrance door to:

**ENTRANCE HALL**  
Double glazed window to side, storage cupboard, radiator, coving to ceiling, stairs leading to first floor.

**KITCHEN**  
9' 8" x 9' 3" (2.95m x 2.82m) Fitted with a matching range of base and eye level units with worktop space over and under-unit lighting, 1½ bowl sink with mixer tap, integrated fridge, plumbing for automatic washing machine, built-in electric oven with grill, built-in four ring gas hob with extractor hood over, double glazed window to front, radiator, coving to ceiling, wall mounted gas radiator heating boiler.

**LOUNGE**  
15' 9" x 14' 5" (4.8m x 4.39m) Double glazed bay window to rear, two radiators, coving to ceiling, under stairs storage cupboard.

**FIRST FLOOR LANDING**  
Coving to ceiling, storage cupboard.

**BEDROOM 1**  
10' 11" x 9' 1" (3.33m x 2.77m) Double glazed window to front, radiator, coving to ceiling, two built in double wardrobes.

**BEDROOM 2**  
9' 4" x 9' 1" (2.84m x 2.77m) Double glazed bay window to rear, radiator, coving to ceiling, two built in double

wardrobes.

**BEDROOM 3**  
9' 7" x 6' 4" (2.92m x 1.93m) Double glazed window to front, radiator, coving to ceiling.

**BATHROOM**  
Fitted with a three piece suite comprising, a panelled bath with shower over, a pedestal wash hand basin and a low-level WC, full height ceramic tiling to all walls, extractor fan, shaver point and light, double glazed window to rear, radiator, coving to ceiling.

**OUTSIDE**  
The property has a garage located to the front with an electric roller door. Gated side access leads to the rear garden which is mainly laid to lawn with borders planted with trees, flowers, shrubs and bushes. The rear garden also benefits from a patio seating area.

**DIRECTIONS**  
When driving into St Ives town centre from the one way system turn left at the T junction onto Station Road. At the end of the road Cootes Meadow can be found on the right hand side.

**Further Information**  
Length of tenancy: Minimum of 6 months  
Council Tax Band: D  
EPC Rating: C  
Minimum annual income to pass referencing: £40,500

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

**ellis winters**  
sales & lettings since 2001

**OFFICE ADDRESS**

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

**OFFICE DETAILS**

01480 388889  
infostives@elliswinters.co.uk  
www.elliswinters.co.uk

**ellis winters**  
sales & lettings since 2001

**£1,350 PER MONTH**  
**COOTES MEADOW**  
ST. IVES, PE27 5GF



PROPERTY SUMMARY

A modern property situated in a sought after development only a short walk from St Ives town centre. Accommodation includes three bedrooms, lounge, refitted kitchen and bathroom. Outside the property benefits from a garden and a garage. Available immediately. Deposit £1450.

3



1



2



