

£950 pcm

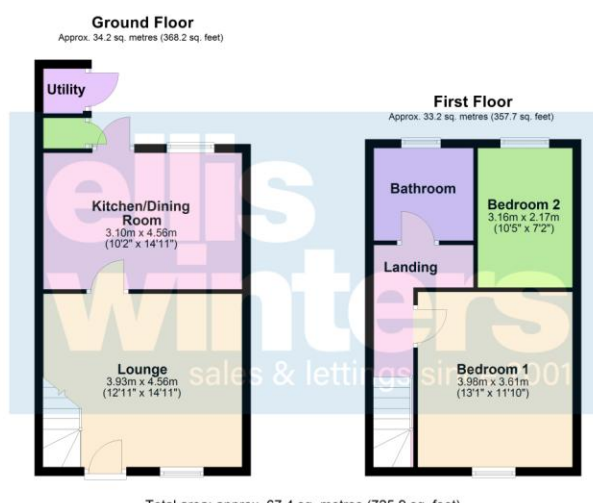
31 West End, March, PE15 8DN



To arrange a viewing call us now on 01354 701000

Deposit £1,095

Located in a fabulous spot, close to town and on the banks of the river Nene this beautiful cottage is a true gem! Accommodation comprises lounge with log burner, kitchen with range style cooker, two bedrooms and first floor bathroom. Outside the riverside garden is laid mainly to patio with summerhouse/studio perfect either as an office or somewhere just to watch the river! EPC D



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Ground Floor

Lounge

4.56m (14'11") x 3.93m (12'11")

Window to front, log burner, stairs to first floor and landing, flag tiled floor with underfloor heating, stable door to:

Kitchen/Dining Room

4.56m (14'11") x 3.10m (10'2")

Refitted with a range of wall and base units with solid wood tops and exposed brickwork, gas fired boiler, butler sink, window to rear, door to garden, flag tiled floor with underfloor heating.

First Floor & Landing

Access to loft with boarding and light.

Bedroom 1

3.98m (13'1") x 3.61m (11'10")

Window to front, radiator.

Bedroom 2 3.16m (10'5") x 2.17m (7'2")

Window to rear, radiator.

Bathroom

Fitted with a three piece suite comprising bath with mixer tap shower, vanity wash hand basin and WC, window to rear.

Outside

A gated access leads to the small front garden which is laid to slate chippings. A gated side access leads to the South facing rear garden which is split into a series of sections. The first is laid to patio with an outside Utility with plumbing for washing machine. There is a shed with power and outside water supply. Following the garden down you then come to the summerhouse/office 4.74m x 2.74m fitted with light and power and would be ideal for guests or working from home or hobby room or simply a fabulous summerhouse with double doors overlooking another raised terrace with flower and shrub borders plus garden shed. Steps lead down to a further terrace and then to the landing stage/mooring measuring approx. 14ft in width.

It should be noted that you can rent a car parking space a very short walk away at the Rooksw ood Club for 11 per month.

Freehold

Council tax band A

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.

Holding Deposits

A maximum of 1 week's rent.

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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