



Total area: approx. 162.8 sq. metres (1752.0 sq. feet)

Deposit: £2,100
Ground Floor
Entrance Hall
Cloakroom
Living Room

8.60m (28'3") x 4.20m (13'9")

Kitchen/Dining Room

5.60m (18'4") x 5.02m (16'6")

Study/Bedroom 4

2.95m (9'8") x 2.35m (7'9")

Bedroom 1

4.53m (14'10") x 4.27m (14')

En-suite

Bedroom 2

4.74m (15'7") x 4.20m (13'9")

Bedroom 3

4.20m (13'9") x 3.00m (9'10")

Bathroom

Outside

The property occupies a handsome plot, that wraps around the whole of

the property and features mature borders, lawned areas, a paved patio seating area, a generous driveway, and a detached double garage.

Agents Note

The landlord confirms that the grass will be mowed the same time the surrounding farm and campsite gets mowed.

The landlord will also need access to the double garage once a month to take meter readings.

Further Information

Tenancy Period: Minimum 6 months
Council Tax Band: D
EPC Rating: D
Heating Type: Oil Fired Central Heating
Household Income To Pass Referencing: Minimum £60,000

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

£2,000 PER MONTH
SOMERSHAM ROAD
ST IVES, PE27 3LY

PROPERTY SUMMARY

Situated in a semi-rural location on the outskirts of the market town of St Ives, this well-proportioned detached bungalow occupies a generous plot of approximately half an acre (STS). Available to let immediately, the property offers flexible accommodation including three/four bedrooms, a spacious lounge with a wood-burning stove, two bathrooms, and an open-plan kitchen/dining area. Outside, the property benefits from ample off-road parking for several vehicles, a detached double garage, and a southerly facing rear garden. A viewing is essential to fully appreciate the location, setting, and space this unique home has to offer.

4



2



1

