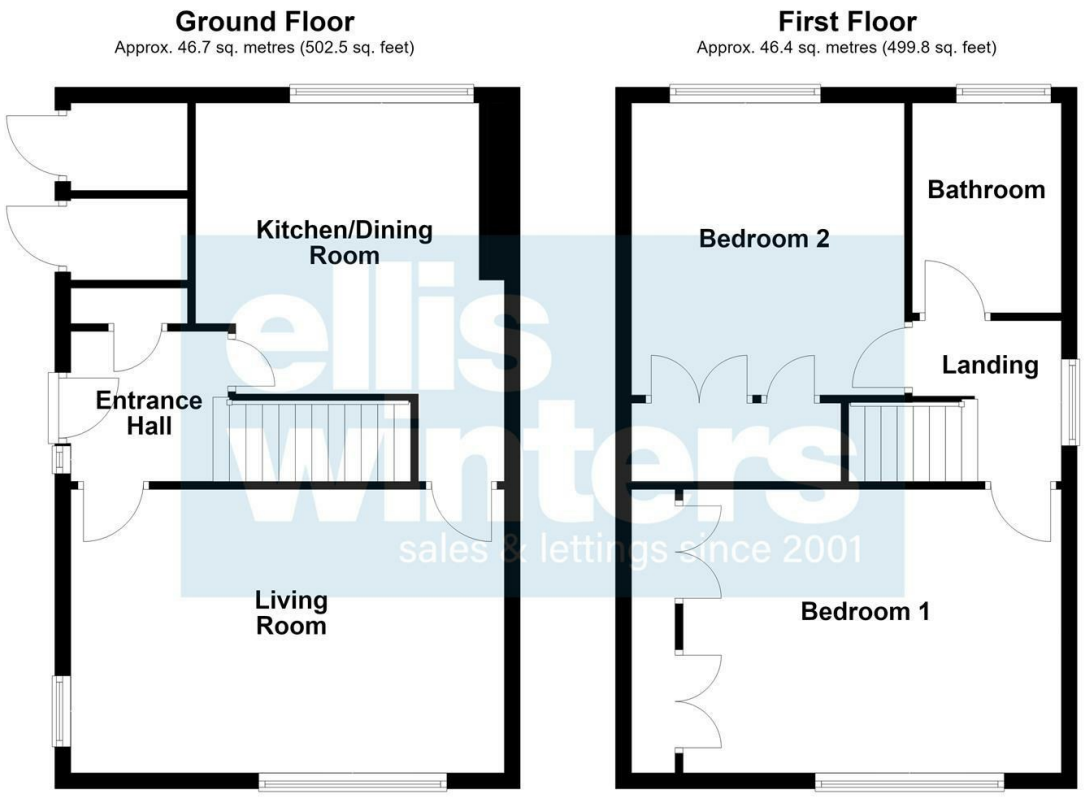


Total area: approx. 93.1 sq. metres (1002.3 sq. feet)

GROUND FLOOR

Entrance Hall

Living Room
5.51m (18'1") x 3.60m (11'10")

Kitchen/Dining Room
3.65m (12') x 3.60m (11'10")

FIRST FLOOR

Landing

Bedroom 1
4.80m (15'9") x 3.60m (11'10")

Bedroom 2
3.71m (12'2") x 3.47m (11'5")

Bathroom

OUTSIDE
The front garden is laid to lawn. A block paved driveway provides ample off road parking for several vehicles. The property has outside storage cupboards. Gated side access leads to a fully enclosed landscaped rear garden.

AGENTS NOTE
The property is owned by an employee of Ellis Winters.

FURTHER INFORMATION

Council Tax Band: D
EPC Rating: C
Annual Household Income Required To Pass Referencing: Minimum £39,000
Deposit: £1400
Holding Deposit: £300

HOLDING DEPOSIT
At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.

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.

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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£1,300 PER CALENDAR MONTH
ALABAMA WAY
ST. IVES, PE27 6SH

PROPERTY SUMMARY

A spacious detached home available to let from the beginning of December. The property comprises, two double bedrooms with built in wardrobes, a lounge, kitchen/diner and a first floor four piece suite bathroom. Outside the property benefits from ample off road parking along with front and rear gardens. Deposit £1400.

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