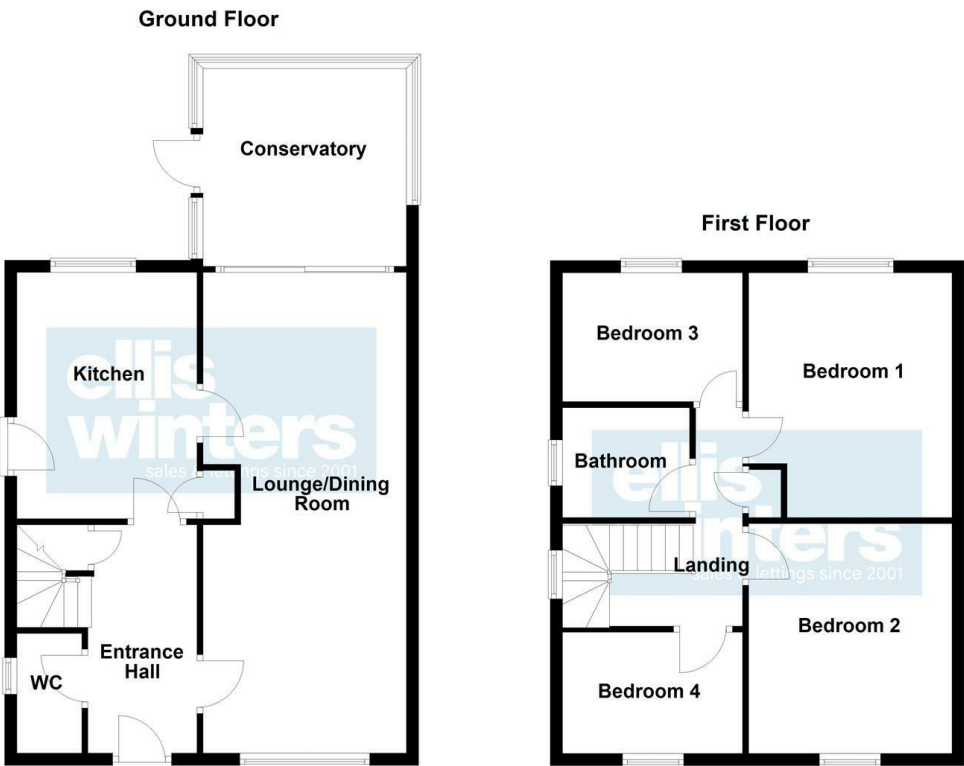




Ground Floor	garden shed.
Entrance Hall	Further Information
WC	Council Tax Band: D
	EPC Rating: D
	Annual Household Income Required: Minimum of £41,250
	Deposit: £1,475
Kitchen	
4.02m (13'2") x 2.94m (9'8")	
Lounge/Dining Room	Agent Notes:
7.86m (25'9") x 3.32m (10'11")	The converted garage located to the right of the property is not included in the tenancy.
Conservatory	
3.32m (10'11") x 3.23m (10'7")	Holding Deposit
First Floor	At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.
Landing	Tenant Reference and Credit Checks
Bedroom 1	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.
4.05m (13'3") x 3.32m (10'11") max	
Bedroom 2	Disclaimer
3.76m (12'4") x 3.32m (10'11")	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.
Bedroom 3	
3.02m (9'11") x 2.11m (6'11")	
Bedroom 4	
3.02m (9'11") x 1.98m (6'6")	
Bathroom	
Outside	
To the front, the garden is laid mainly to lawn, with a mature flower bed and border, a block-paved driveway, and additional parking. Gated access to the side and an EV charger.	
To the rear, an enclosed garden, laid mainly to lawn, with mature trees, shrubs, and flower beds. Raised decked seating area, and a	

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

A well-presented, detached home in a cul-de-sac and village location. This superb home features a generous lounge/dining room, a modern kitchen, a conservatory, and a cloakroom. There are also four bedrooms and a modern bathroom. Outside, there are front and rear gardens, and an off-road parking space for up to two vehicles. Available immediately.

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