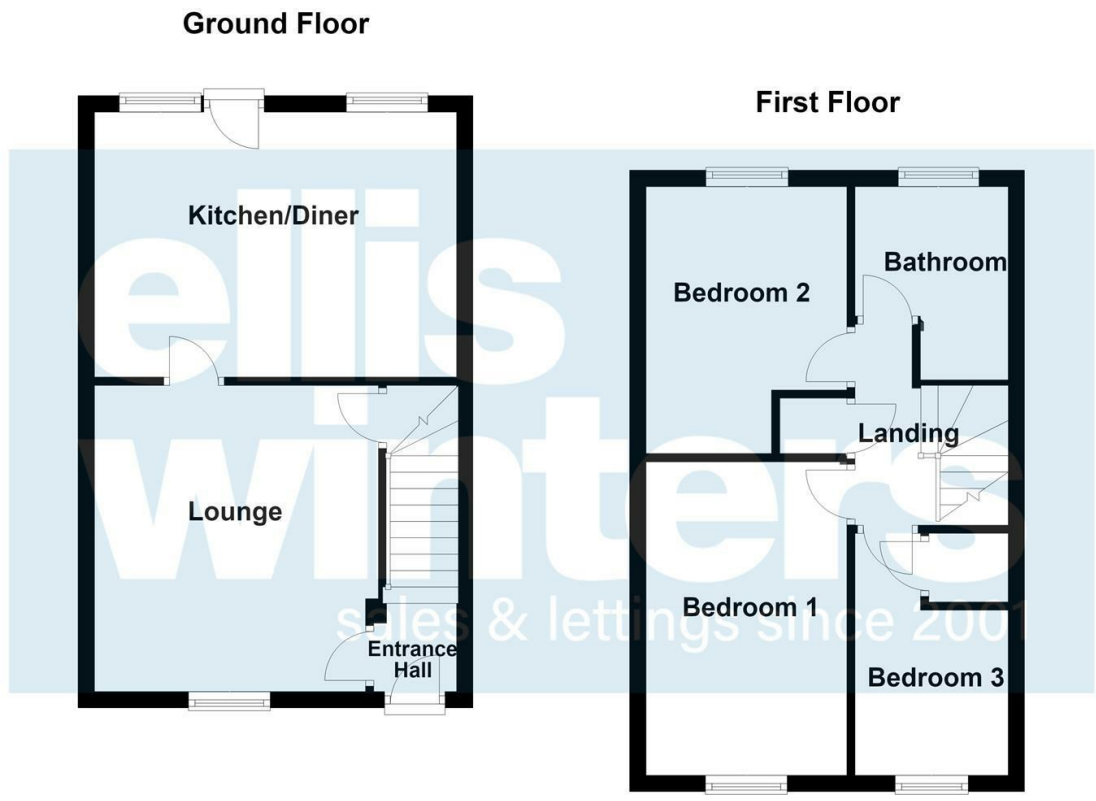


Total area: approx. 63.5 sq. metres (683.2 sq. feet)

Ground Floor

Entrance Hall

Lounge
3.75m (12'4") x 3.48m (11'5") max

Kitchen/Diner
4.44m (14'7") x 3.25m (10'8")

First Floor

Landing

Bedroom 1
3.84m (12'7") x 2.46m (8'1")

Bedroom 2
3.27m (10'9") max x 2.46m (8'1")

Bedroom 3
2.96m (9'9") x 1.88m (6'2")

Bathroom

Outside

To the front of the property, there is an enclosed garden laid mainly to lawn with slated and flower bed borders and an outside light. There is an allocated parking space.

To the rear of the property, there is a timber fence enclosed rear garden, laid mainly to lawn, with a paved pathway and patio seating area, flower bed borders, garden shed, outside tap, and gated access to the rear path that leads to a large communal parking area.

FURTHER INFORMATION
Deposit: £1350
Council Tax Band: C
EPC rating: D
Minimum household income required to pass referencing: £37,500

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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£1,250 PER CALENDAR MONTH
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ST. IVES, PE27 3JD

PROPERTY SUMMARY

A well-presented, mid-terrace home in a cul-de-sac location and is well positioned, being within walking and cycling distance to local amenities, schools, public transport links, and to the town centre. This property boasts a lounge, kitchen/diner, three bedrooms, and a bathroom. Outside there is an enclosed front and rear garden, an allocated parking space, and a large communal parking area. Available immediately, deposit £1350

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