



PEAR TREE COTTAGE,
PIERCE LANE, FULBOURN



£2500 PCM

We are pleased to offer this stunning, 4 bedroom detached character property in the sought-after village of Fulbourn. Off Street Parking for 2 Vehicles.

Features



- ✓ Unfurnished
- ✓ Character Property
- ✓ Village Location
- ✓ 4 Bedrooms
- ✓ Mature Garden
- ✓ Jack and Jill Shower Room

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Pear Tree Cottage in Fulbourn is an established, executive style character property with a courtyard garden and off-street parking for 2 vehicles. As you enter the property there is an entrance hall with door leading to living room on the left and door to the kitchen/dining room on the right, the kitchen has a double oven, hob, slimline dishwasher, space for fridge/freezer and plumbing for washing machine in utility/laundry cupboard. The ground floor further comprises, garden room (that can be used as an additional bedroom) with French doors leading to the rear aspect, study area with book cabinet window to side aspect, modern shower-room with WC and wash basin.

The First Floor comprises 4 good sized bedrooms, 3 with fitted wardrobes and the fourth with a roof terrace, the principle bedroom and bedroom 2 (currently used as a dressing room) have access to a jack and jill shower room, there is also a further family bathroom on the first floor with bath tub and shower over, WC and wash basin, window to rear aspect.

To the rear the property has a charming courtyard style garden, with patio area and raised beds.

Please note the property is unfurnished, except the fitted wardrobes in the three upstairs bedrooms and the integral appliances in the kitchen.

Fulbourn

The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, Augusta Hope florists, hairdressers, Beauty Salon, book shops, charity shops, coffee shop, antique shop, piano shop, used-car forecourt and takeaways. There are 3 pubs serving the village, The Six Bells, The White Hart and finally The Hat & Rabbit. This vivacious village is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre but with all the benefits of being in a popular and idyllic location.

Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities.

Please note that the tenancy deposit, bills and other fees are excluded from this rental amount.

Tenancy Fees and Charges

As well as paying the Monthly Rent and Utilities as stated in Tenancy Agreement

In Advance of the Tenancy

Holding Deposit: Maximum of 1 Weeks Rent

First Months Rent

Tenancy Deposit: Maximum of 5 Weeks Rent

Late Rent Payment: Interest charged at 3% over the Bank of England Base rate.

Other Fees and Charges could Include:

Change of Names on Agreement £50

Replacement keys charged at £25, or cost if higher.

Utilities (such as gas or other fuel, electricity, water or sewage)

Council Tax

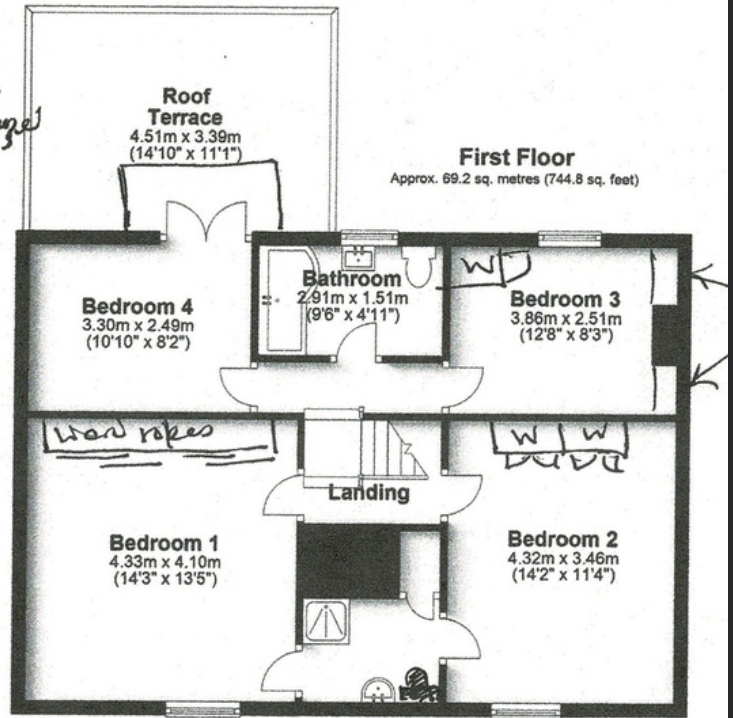
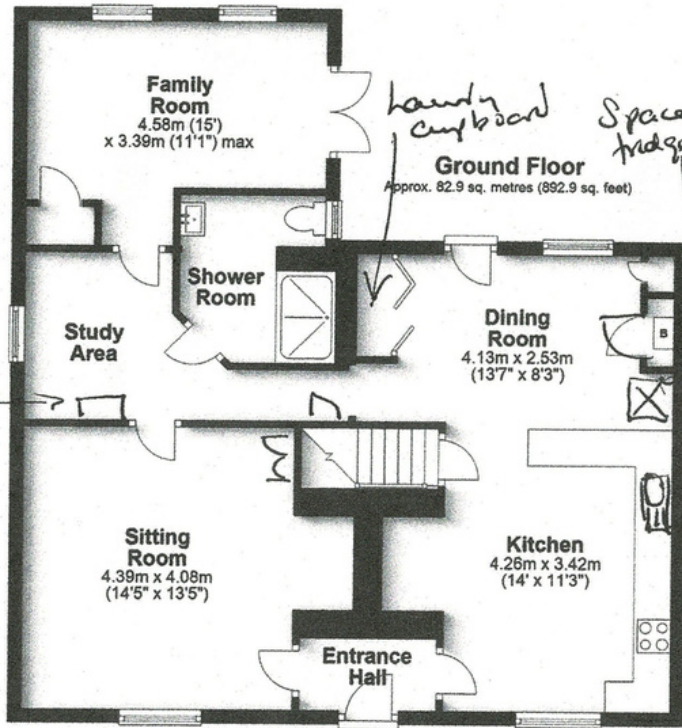
Television Licence

Installation of cable/satellite and communication services

Insurance (for your personal and own contents)

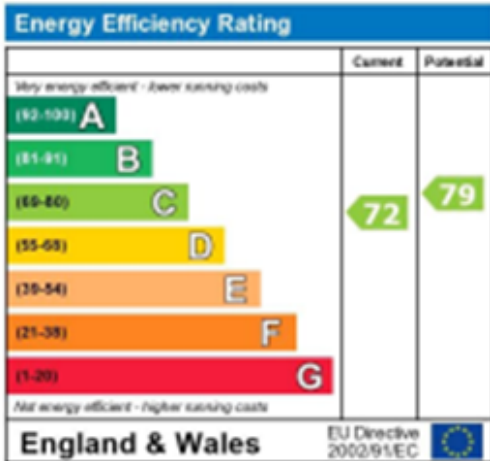
Garden maintenance

Antony Davis Estate Agents are members of The Property Redress Scheme and registered with TDS



Total area: approx. 152.1 sq. metres (1637.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

EPC BAND: C
COUNCIL TAX BAND: F
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





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