



**ANTONY  
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## THE CORNWAY, FULBOURN, CAMBRIDGE

**£2,500 PCM**

The Cornway offers fantastic accommodation and grounds in an idyllic setting. It is an executive 4-bedroom 1 storey property secluded in an exclusive development comprising of just two other properties.

**LET AGREED**

- Ensuite Bathroom
- Fitted Bathroom
- Fitted Kitchen
- Integrated Appliances
- Double Garage
- Large Study
- Secluded exclusive location

As you drive into The Cornway from the road, you are welcomed by its pleasant and private location, traditional lamp posts line the entrance to the property. The Driveway is generously sized, with space for 3 cars. Hedges, a brick wall and fencing encompass the entire plot of the property.

Entrance: As you enter via the wooden front door, the ample space of the property is unmistakable. You have a hallway to the right leading to one part of the property and the hallway straight ahead leading to the rest.

Bedroom 4/Study: 10'10 x 10'2 (3.30m x 3.10m) Fitted Bookcase and desk area. This room is ideal for a study/office or can be used as a bedroom. Window to front aspect.

Cloakroom: WC, Wash basin, radiator.

Kitchen/Breakfast Room: 20'6 x 13'9 (6.25m x 4.20m) An immaculate kitchen, with Corian worktops, there are fantastic windows looking out to rear aspect that lets in an abundance of natural light. Gas stove with extractor fan, single oven, dishwasher, oven/microwave, integral fridge and separate freezer. Bar space with stylish frosted glass cupboard above for glassware and plenty of room for a table and chairs. Wall and floor units throughout the kitchen. Vinyl flooring. Access to:

Utility Room: Great sized utility room. Sink area, wall and floor kitchen units, space for washing machine/tumble dryer and doors leading to garage and rear aspect.

Dining Area: 14'5 x 10'6 (4.40m x 3.20m) French doors to living room. Window to rear aspect. Carpet flooring.

Living Room: 19'8 x 15'5 (6.00m x 4.70m) A brilliant sized living area, with large window to side aspect and traditional French doors to rear aspect. Feature fireplace. Carpet flooring.

Hallway from the right of the entrance, window to front aspect. Good sized cloaks cupboard and large airing cupboard.

Master Bedroom: 18'1 x 13'1 (5.50m x 4.00m) French Doors to rear aspect, window to rear aspect. Fitted wardrobes. Vinyl flooring.

Ensuite: WC, wash basin, bidet, bathtub and walk in shower. Window to side aspect.

Bedroom 3: 9'10 x 9'10 x (3.00m x 3.00M) Window with seat to side aspect. Carpet flooring.

Bedroom 2: 11'10 x 9'6 (3.60m x 2.90m) Window to rear aspect. Fitted wardrobes. Carpet flooring.

Bathroom: Spacious bathroom with WC, wash basin, and large corner bathtub. Heated towel rail. Window to side aspect.

Outside: Front aspect: Outside tap. Integral Double Garage with electric doors and work bench. Gates on both sides leading to the rear of the property. Lovely mature garden area with greenery throughout. Large patio area, with access all the way around the property. Steps leading up to lawn area.

## 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, with post office, family run butchers, fruit and veg shop, Augusta Hope florists, hairdressers, Beauty Salon, book shops, charity shops, coffee shop, antique shop, used car forecourt and takeaways. There are 3 pubs serving the village, Six Bells, The White Hart and finally The Hat & Rabbit. There is also a medical centre, nature reserve, primary school, community library, sports centre with social club and children's soft play facilities. This vivacious village has many clubs and societies and is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre, with excellent bus service – bus stop at end of driveway, but with all the benefits of being in a popular and idyllic location.

Please note 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

Council Tax Band: G (South Cambridgeshire District Council)

Holding Deposit: £461.53



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TOTAL APPROX. FLOOR AREA 198.9 SQ.M. (2141 SQ.FT.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>	64		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.



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