



**ANTONY
DAVIS**
ESTATE AGENTS

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THE CROFT, FULBOURN, CAMBRIDGE

£1,400 PCM

Please Note the Property is Available from Early August
Antony Davis are pleased to offer this 3 bedroom property on
the South side of Cambridge in the popular village of Fulbourn.
Off street parking, Garage, Large family garden.

LET AGREED

- Conservatory
- Garden
- Off-street parking
- Popular Village Location
- Unfurnished
- Available 1st August onwards

Please Note the Property is Available from Early August

Great 3 bedroom property within walking distance to all local amenities in the village of Fulbourn.

As you arrive at the property, parking to the front of the property with a double gate that leads to the large garage that would be great for storage.

Front door leads to the hallway, with door to lounge on the right, stairs on the left to first floor and kitchen door to the back.

Living room

13'5 x 12'2 (4.10m x 3.70m)

Large window to front aspect, radiator, double doors leading to dining area.

Dining Room

10'6 x 9'6 (3.20m x 2.90m) door to kitchen on the left, opening into large conservatory. Radiator.

Conservatory 16'5 x 11'6 (5.00m x 3.5m)

Large additional room with French doors leading to the rear garden. Access to cloakroom.

Cloakroom - WC and wash basin.

Kitchen

10'6 x 9'1 (3.20m x 3.00m) Window to rear aspect, door to side that leads to driveway/garage then garden. Range of wall and base units. Laminated work tops, matching sink with mixer taps. integral oven, microwave, electric hob with extractor fan, washing machine, undercounter fridge.

First Floor

Bedroom 1

12'0 x 11'2 (3.65m x 3.40) Window to front aspect, radiator, built in wardrobes

Bedroom 2

11'2 x 9'0 (3.40m x 2.75m) Window to rear aspect, radiator.

Bedroom 3

8'8 x 8'2 (2.65m x 2.50m) Window to front aspect.

Bathroom: Large shower cubicle, Wash basin, window with obscure glass to rear aspect. Part tiled .

WC Separate wc. Window to side aspect.

Outside

To the front of the property, there is driveway leading to double gate, with garage for storage behind. selection of mature planting with gravel front.

The rear garden is a great family space, with mature planting, large lawn, terraced area, with access to the garage.

Garage - Large storage with power, Landlord is happy to leave fridge, chest freezer and tumble dryer.

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

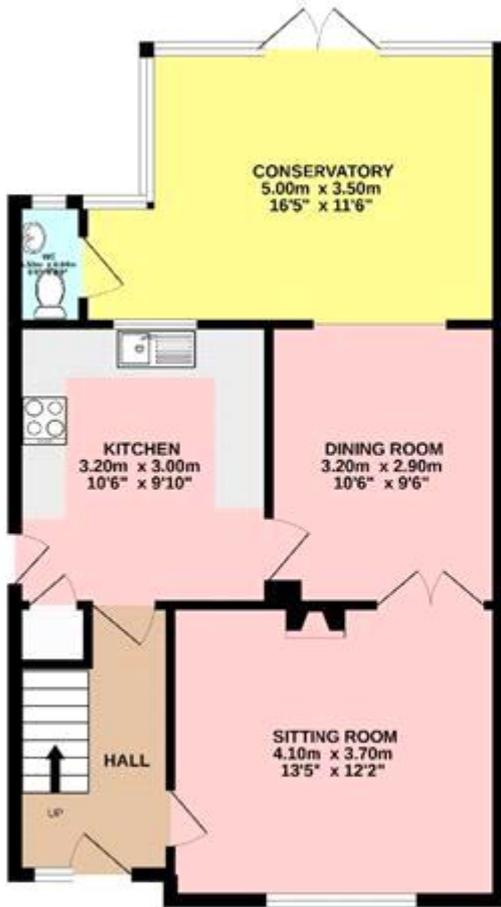
Antony Davis Estate Agents are members of The Property Redress Scheme and registered with TDS

Council Tax Band: D (South Cambridgeshire District Council)
Deposit: £1,615.38
Holding Deposit: £323.07

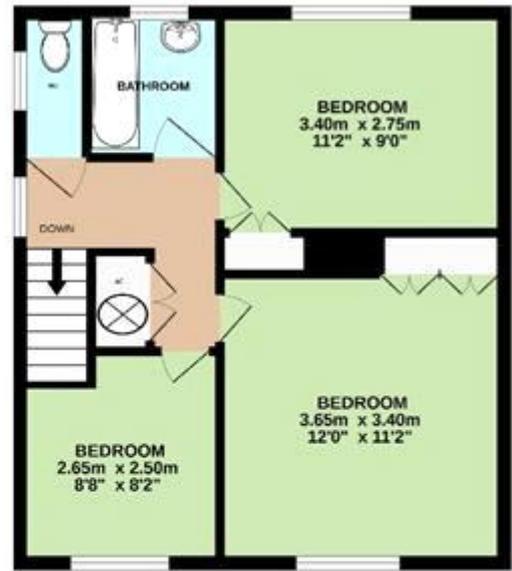


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		57	82

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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