



TO LET

TOFT LANE, GREAT WILBRAHAM



£2000 PCM

We are pleased to offer this well-presented 3 Bedroom detached House in a quiet road in the increasingly popular village of Great Wilbraham. The property benefits from a Conservatory and Ensuite Bathroom.

Features

- ✓ Unfurnished
- ✓ Superb Family Home
- ✓ Village Location
- ✓ 3 Bedrooms
- ✓ Mature Garden
- ✓ Immaculately Presented



**ANTONY DAVIS
ESTATE AGENTS**

01223 928220

www.antonydavis.co.uk

hello@antonydavis.co.uk

14 High Street, Fulbourn,
Cambridge, CB21 5DH















Available From Early September

Ground Floor

Entrance Hall Leading to:

Cloakroom, comprising of WC and Wash basin.

Utility room with plumbing for washing machine and dryer with back door leading to side access.

Living Room: Large family room with opening to kitchen/ dining area. Window to front aspect, radiator.

Kitchen/Diner: Fitted kitchen, with large Range cooker, kitchen island, room for large fridge freezer, large dining table to be left for the tenants. From dining area, leads you to the conservatory, which takes you through to the rear garden.

Stairs to:

First Floor

Bedroom 1: Double Bedroom with built in wardrobes in alcove, roof light, windows to rear aspect, radiator, and door leading to large en-suite bathroom. En-suite comprising bathtub, over shower, WC and wash basin, tiled flooring, Velux roof light.

Bedroom 2: Double Bedroom with window to front aspect, radiator. Bedroom 3 further double bedroom with window to rear aspect, storage space, radiator.

Bedroom 3: Further double bedroom with window to rear aspect, storage space, radiator.

Bathroom: Executive style bathroom suite, with tiled walls and flooring. Comprising of bathtub, over shower, WC and sink. Velux rooflight.

Outside

To the front of the property there is parking for 2 vehicles on the gravelled driveway, which takes you to a cottage style garden with some mature planting.

Private garden to rear with, patio area, lawn and flower beds. At the far end of the garden is a sectioned off seating area with large timber shed.

Great Wilbraham

This lovely village is host to idyllic countryside views, a wealth of local history including the present Church which dates from the 12th Century and all of the anticipated charm and character of an English village. There is a local post office/shop and various local businesses. The village has a strong community presence, and the Great Wilbraham Parish Council meets fortnightly to discuss village events. There is a local primary school which has maintained a Good Ofsted rating in the recent years.

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.

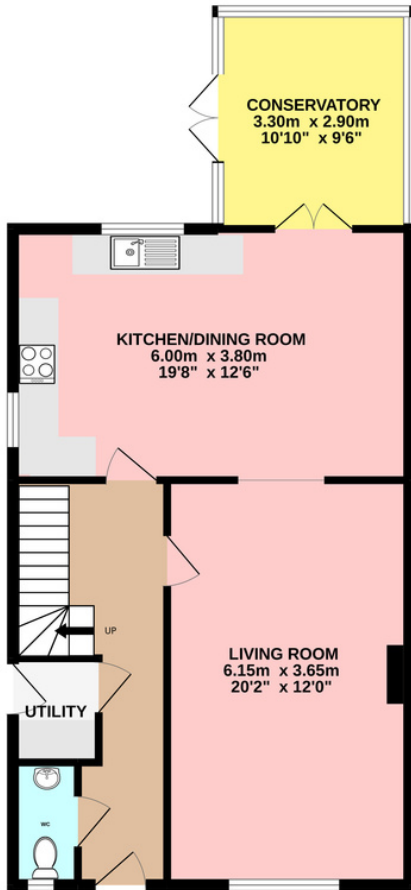
Utilities (such as gas or other fuel, electricity, water or sewage)

Council Tax Television Licence Installation of cable/satellite and communication services

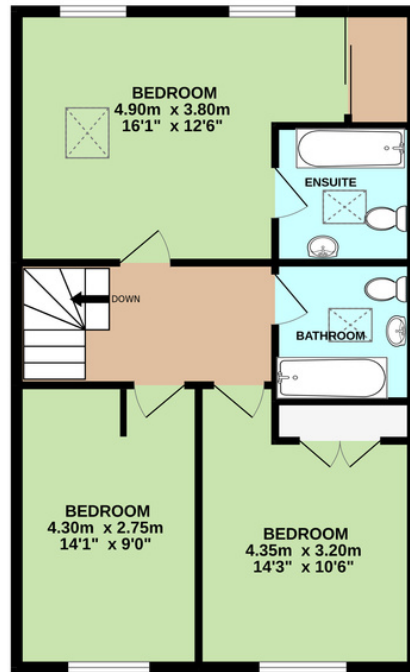
Insurance (for your personal and own contents) Garden maintenance

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

GROUND FLOOR
69.7 sq.m. (750 sq.ft.) approx.



1ST FLOOR
60.3 sq.m. (649 sq.ft.) approx.



TOTAL FLOOR AREA: 130.0 sq.m. (1399 sq.ft.) approx.

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.
Made with Metropix C0022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	85
(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	

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: E
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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