



TO LET

THE CROFT, FULBOURN



£1650 PCM

This is a spacious 3 bedroom property on the South Side of Cambridge in the popular village of Fulbourn. Off street parking, Garage, Large Mature Garden.

Features

- ✓ Unfurnished
- ✓ 3 Bedrooms
- ✓ Off-Street Parking
- ✓ Village Location
- ✓ Garage
- ✓ Large Mature Rear Garden



ANTONY DAVIS
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14 High Street, Fulbourn,
Cambridge, CB21 5DH







Please Note the Property is Available from Early October.

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 for a number of vehicles, that leads to the integral garage.

Front entrance porch, which then leads to the hallway, with door to living room on the right, stairs on the left to first floor and kitchen and utility doors to the back.

Kitchen:

Window to rear aspect, range of base and wall units, integral oven and microwave, gas hob, dishwasher, washing machine, door to side that leads into side conservatory, pantry. Laminated work tops, stainless steel sink/drainage with mixer taps. Extractor fan, radiator.

Living Room:

19'4 x 10'10 (5.90m x 3.30m)

Large family room with window to front aspect, radiator, double doors leading to:

Second Reception Room:

17'9 x 12'2 (5.40m x 3.70m) Large dining room or second reception room, with sliding doors leading to the larger than normal garden. Radiator.

Conservatory:

19'8 x 7'7 (6.00m x 2.30m) Additional room with door leading to the rear garden, radiator.

Utility Room: Storage space, radiator. Access to Wet Room.

Wet Room: Shower Cubicle, WC and wash basin.

First Floor

Bedroom 1:

14'1 x 9'10 (4.30m x 3.00) Fitted wardrobes, window to front aspect, radiator.

Bedroom 2:

10'10 x 9'2 (3.30m x 2.80m) Fitted wardrobes, window to rear aspect, radiator.

Bedroom 3:

11'10 x 8'10 (3.60m x 2.70m) Wardrobe cupboard, window to front aspect.

Bathroom: Bathtub with shower-over, wash basin, part tiled, window to rear aspect.

WC: Separate WC, window to rear aspect.

Outside

To the front of the property, there is long driveway leading to parking and garage. Lawn area. Side access to conservatory.

The rear garden is a great family space, with mature planting, large lawn, terraced area, fruit trees, raised beds. Storage shed and outside tap.

Garage

Integral garage.

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, 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

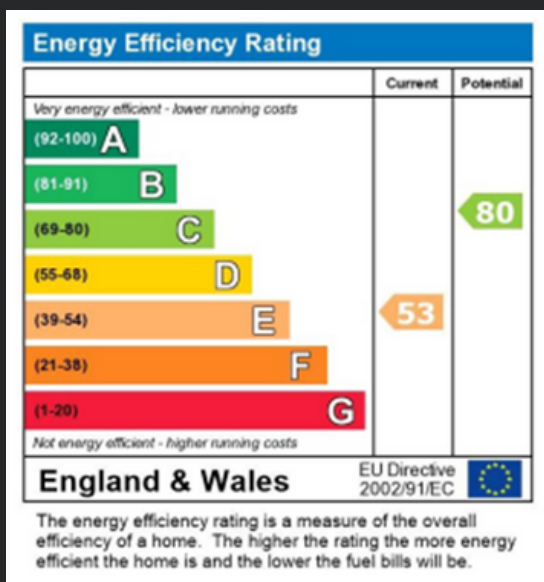
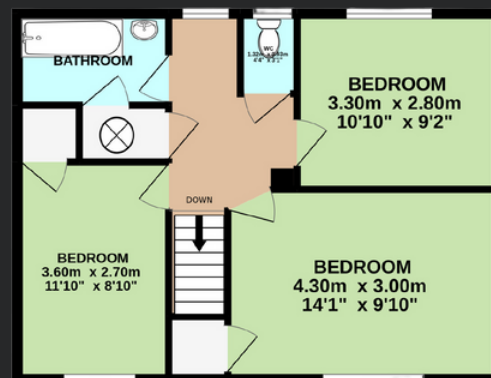
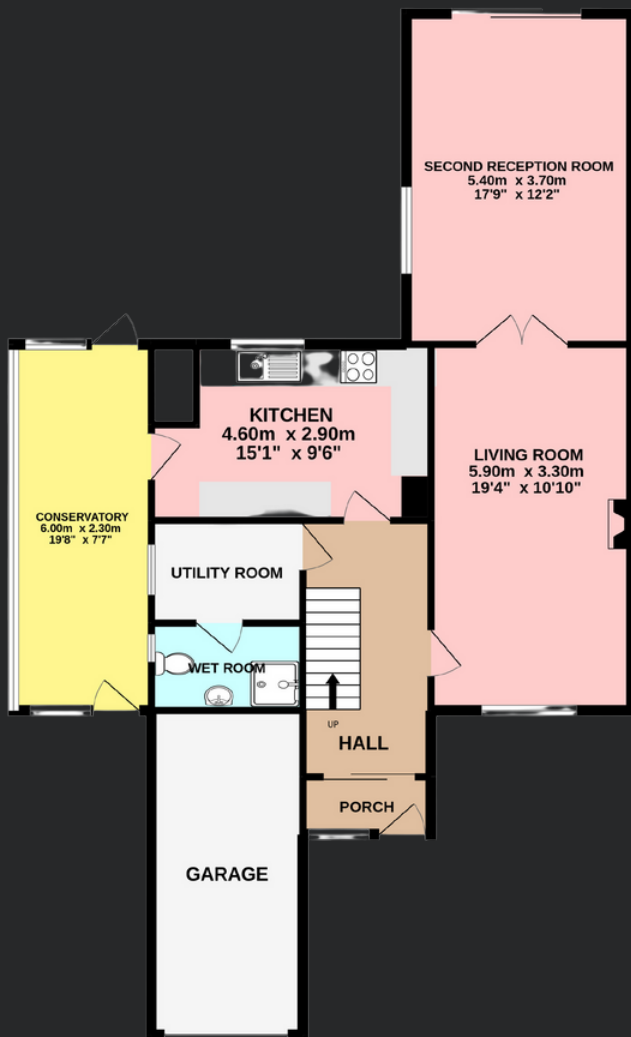
Television Licence

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



EPC BAND: E
 COUNCIL TAX BAND: B
 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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