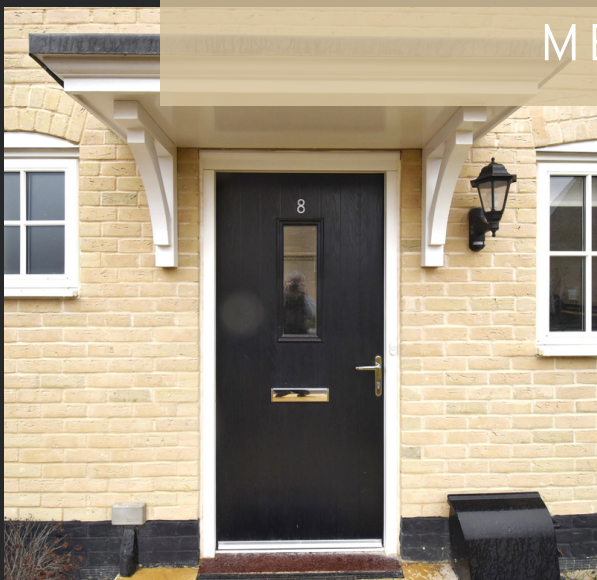




## POPPY CRESCENT, MELBOURN



£1400 PCM

This is an immaculate 2 bedroom semi-detached property in the village of Melbourn. With Generous Garden and Off-Street Parking.

### Features

- ✓ Generous Garden
- ✓ Available Feb 2024
- ✓ Close to Train Station
- ✓ Off-Street Parking
- ✓ Built in 2020
- ✓ Immaculate Throughout



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











We are pleased to offer this well presented 2 bedroom semi-detached property in the popular village of Melbourn.

This property is immaculately presented throughout and is available to rent at the beginning of February 2024. Poppy Crescent is approximately 1 mile from Meldreth train station, so great position for commuters.

As you arrive at the property, on the left there is parking for a couple of vehicles on the driveway. This also leads to the rear of the property which can be accessed through a side gate.

#### Ground floor

As you enter, off the hallway, to the left is a large cloakroom and on the right is the door to the very well-equipped kitchen, stairs on your left, hallway continuing to the lounge.

Cloakroom – WC with wash basin, radiator, window with obscure glass to front aspect.

Kitchen – fully equipped with integral fridge/freezer, integral washing machine, free standing dishwasher. Good range of wall and base storage units. Sink with mixer tap to front aspect.

Lounge – good size lounge with understairs storage cupboard, part glazed composite door and window to the rear garden, radiator.

#### First Floor

Good size landing space with door to bedroom and bathroom.

Bedroom 1 built in wardrobes, radiator, window to front aspect.

Bedroom 2 good size second bedroom, again with built in wardrobes, window to rear aspect, radiator.

Bathroom – bathtub, with shower over, WC and wash basin. Window to front aspect, towel rail.

#### Outside

There is a welcoming front pathway with a selection of shrubs. The south-west facing rear garden is a good size lawned area, with a large garden shed in the corner. Patio area.

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

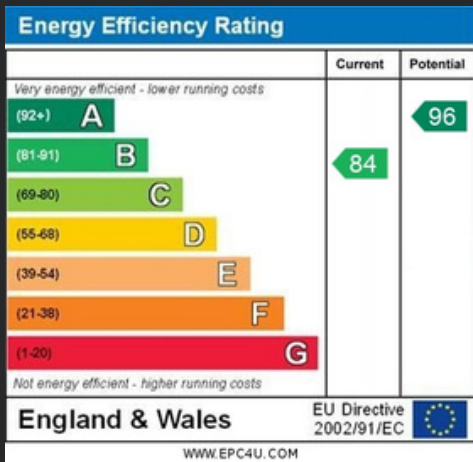
Television Licence

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



EPC BAND: B  
 COUNCIL TAX BAND: C  
 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 tenant.



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