



**ANTONY
DAVIS**

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IMPETTS LANE, FULBOURN, CAMBRIDGE

£1,350 PCM

We are pleased to offer this quaint 2 bedroom end-terraced cottage located in a private cul-de-sac in the village of Fulbourn. The property offers good living accommodation and an attractive mature rear garden. Off-Street Parking for one vehicle.

- Cloakroom
- Village Location
- Available Now
- Unfurnished
- Mature Rear Garden

Please note this property is available now.

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The property comprises a galley style kitchen with integral induction hob and oven, washing machine and fridge/freezer, cosy living room, further reception room with patio doors to the rear garden. Downstairs WC/utility room with door to the rear of the property.

The first floor comprises, shower room and door leading to both bedrooms that follow on from one another.

Outside there is a charming rear garden mostly laid to lawn with patio area and seating for outdoor dining and entertaining. There is also a gate that takes you through to the front of the property.

Please note, sorry no pets or smokers.

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

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, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe, Stir bakery, antique shop, piano shop, used-car forecourt and takeaways. There are 3 pubs serving the village, The Six Bells, The White Hart and finally The Hat & Rabbit. There is also a Village Library located on Haggis Gap. Fulbourn Health Centre is also located on Haggis Gap. This vivacious village is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre but with all the benefits of being in a popular and idyllic location.

Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long walks and enjoying the wildlife in the Fen. Furthermore, The Fulbourn Greenway will be an active travel route to make it easier for walkers, cyclists and horse riders to travel from Fulbourn into Cambridge.

Council Tax Band: C (South Cambridgeshire District Council)
Deposit: £1,557
Holding Deposit: £311



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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 55 | |
| (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.



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.