



Low Farm

Waresley Road, Gamlingay, Sandy,
Cambridgeshire, SG19 3NZ
£3,100 pcm

country
properties

A beautiful and recently renovated five bedroom farm house located in sought after village of Waresley. The property benefits from entrance hall, three reception rooms, snug room, two cloakrooms, kitchen, utility room, five bedrooms, two with en-suites, family bathroom, shower room, wrap around garden with a garage having the use of power and light and outbuildings. Available Now. Council Tax Band E. EPC Rating E. Holding Fee £715.38. Deposit £3,576.92.

- Five Bedrooms
- Council Tax Band E
- Holding Fee £715.38
- Large Family Home
- EPC Rating E
- Deposit £3,576.92



Front Garden

Gravelled driveway leading to property with spaces for numerous cars. Grassed area with established shrubs. Outside lights. Fenced boundary with gate to oil tank. Open outbuilding.

Outbuilding

Wooden flooring. Brick walls. Wooden bench. Power and light.

Entrance Hall

Wooden door. Wooden skirting boards. Carpeted. Fitted coir mat. Two wooden sash windows. Two radiators. Stairs rising to first floor. Smoke alarm. Wooden door to under stairs cupboard. Honeywell heating control unit. Wooden door to rear garden.

Reception Room

16' 01" x 25' 00" (4.90m x 7.62m)
Double wooden doors. Wooden skirting boards. Carpeted. Three radiators. TV cable. Smoke alarm. Wooden sash window to front aspect. Wooden sash window to rear aspect. Glazed wooden door to garden. Six wall mounted lights. Decorative fireplace. Wooden door to:-

Inner Hallway

6' 09" x 6' 01" (2.06m x 1.85m)
Carpeted. Consumer unit. Radiator. Half double glazed door to front. Wooden door to reception two.

Cloakroom

8' 04" x 6' 00" (2.54m x 1.83m)
Laminate flooring. Wooden skirting boards. Low level WC. Pedestal wash hand basin. Wooden window to rear aspect. Radiator. Loft hatch (Not To Be Used).

Study

16' 02" x 13' 11" NT x 12' 01" (4.93m x 4.24m NT x 3.68m)
Carpeted. Wooden skirting boards. Radiator. Wooden sash window to rear aspect. Half glazed door to rear garden. Double doors to upper and below shelved storage area. Wooden door to garage. BT and master sockets.

Dining Room

17' 11" x 16' 02" Recess to x 20' 03" (5.46m x 4.93m Recess to x 6.17m)
Carpeted. Wooden skirting boards. Radiator. Door to Reception Room One. Door to entrance hall. Four wall mounted lights. Glazed door to rear garden. Two wooden windows. TV cable.

Kitchen

16' 03" x 15' 09" (4.95m x 4.80m)
Vinyl flooring. Wooden skirting boards. Two radiators. Wall and base units with work surfaces over. Quartz single sink and drainer. Space for oven. AGA. Canopy cooker hood. Smoke alarm. Two double wooden doors to storage cupboard.

Snug

16' 03" x 16' 03" (4.95m x 4.95m)
Carpeted. Wooden skirting boards. Radiator. Wooden sash window to front aspect. Half glazed door to front. Wood burner to fireplace. Wooden cupboard housing consumer unit. Two wooden double doors housing storage. Wooden door to:-

Utility Room

11' 06" x 11' 02" (3.51m x 3.40m)
Vinyl flooring. Wooden skirting boards. Radiator. Smoke alarm. Base units with work surfaces over. Stainless steel sink and drainer. Honeywell heating/water panel. Watchman for oil boiler. Double wooden doors to storage. Three wooden windows to rear aspect. Stairs rising to first floor. Wooden door to:-



Inner Hallway

Vinyl flooring. Wooden skirting boards. Radiator. Half glazed door to the garden. Wooden door to under stairs cupboard. Wooden Door to:-

Second Cloakroom

2' 09" x 5' 00" (0.84m x 1.52m)

Vinyl flooring. Wooden skirting boards. Wooden window to rear aspect. Low level WC.

Stairs and Landing

Carpeted. Wooden skirting boards. Wooden sash window to side aspect. Radiator. Honeywell heating/water panel. Two wooden sash windows to front aspect. Three smoke alarms. Wooden door to airing cupboard with wooden shelves.

Bedroom Three

11' 08" x 14' 01" (3.56m x 4.29m)

Carpeted. Wooden skirting boards. Radiator. Wooden sash window to rear. Wooden door to:-

En-Suite

11' 04" x 3' 07" (3.45m x 1.09m)

Vinyl flooring. Wooden skirting boards. Wall mounted towel rail. Low level WC. Vanity sink with cupboard below. Shower cubicle. Extractor fan. Wall mounted mirror.

Bedroom One

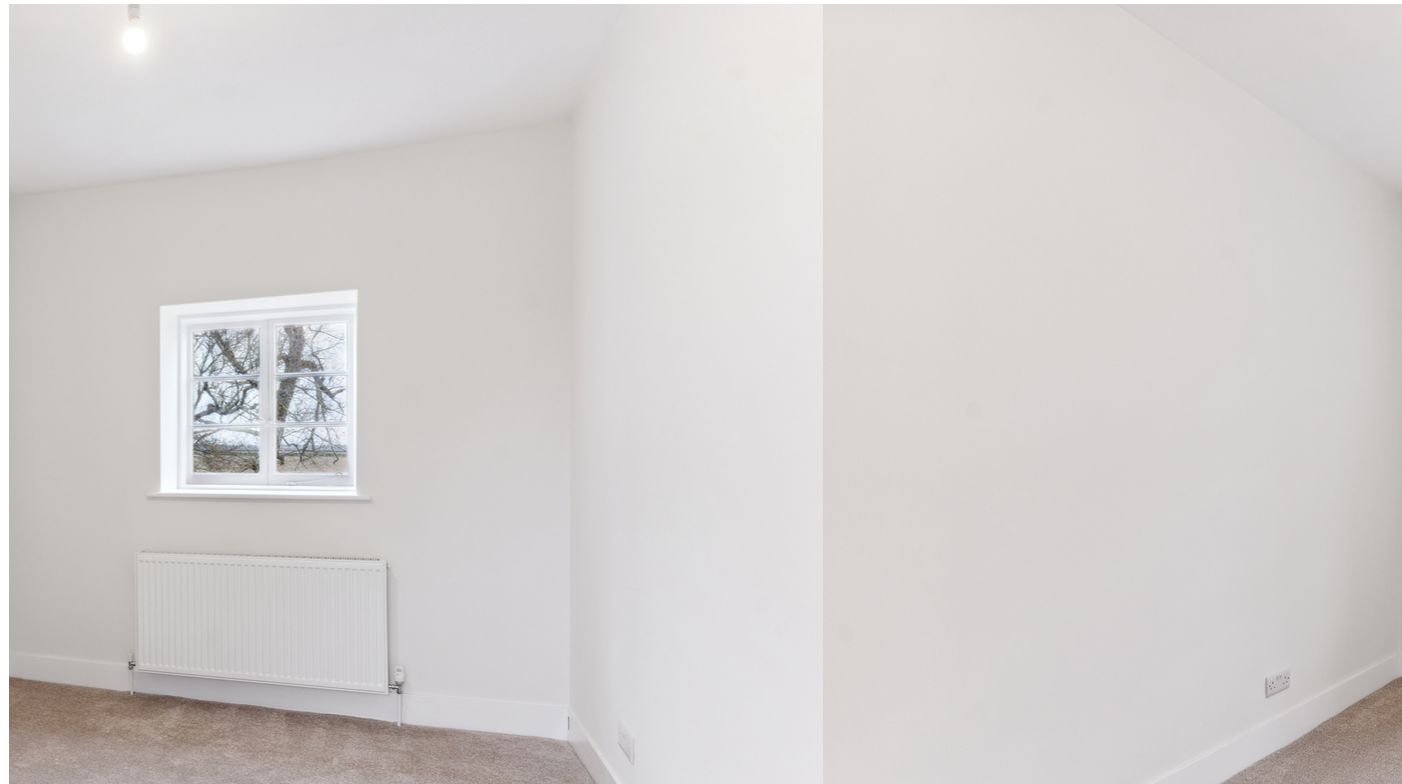
13' 01" x 15' 04" (3.99m x 4.67m)

Carpeted. Wooden skirting boards. Radiator. Wooden sash window to front aspect. Wooden sash window to rear aspect. Wooden door to:-

En-Suite

8' 06" x 8' 05" (2.59m x 2.57m)

Vinyl flooring. Wooden skirting boards. Wooden sash window to rear aspect. Extractor fan. Wall mounted towel rail. Low level WC. Vanity sink with cupboard below. Walk in shower cubicle. Wall mounted mirror.



Bedroom Five

9' 00" x 11' 08" (2.74m x 3.56m)

Carpeted. Wooden skirting boards. Radiator. Wooden window to side aspect.

Bathroom

11' 09" x 8' 10" NT x 6' 07" (3.58m x 2.69m NT x 2.01m)

Vinyl flooring. Wooden skirting boards. Wall mounted towel rail. Wall mounted extractor fan. Low level WC. Vanity sink with cupboard below. Walk in shower cubicle with rain shower. Bath. Wooden window to rear aspect.

Inner Landing

UPVC double glazed sash window. Carpeted. Wooden skirting boards. Radiator. Smoke alarm. Loft hatch (Not To Be Used) Wooden door to: _

Bedroom Two

12' 07" x 15' 08" (3.84m x 4.78m)

Carpeted. Wooden skirting boards. Two wooden sash windows to rear aspect. Two radiators.

Inner Landing

Wooden door to further inner landing. Smoke alarm. Wooden door to cupboard housing hot water tank and wall mounted controls. Wooden window to side aspect. Wooden door to:-

Bedroom Four

11' 01" x 12' 08" (3.38m x 3.86m)

Carpeted. Wooden skirting boards. Radiator. Wooden window to side aspect. Wooden window to rear aspect.

Shower Room

5' 03" x 7' 03" (1.60m x 2.21m)

Vinyl flooring. Wooden skirting boards. Wall mounted towel rail. Wooden window to rear aspect. Low level WC. Vanity sink with cupboard below. Wall mounted extractor fan. Walk in shower cubicle. Wall mounted shower.

Rear Garden

Wrap around garden. Laid to lawn. Many established trees and shrubs. Wire fence boundary to all surrounds with hedge. Gate to side.

Side area - Concrete area. Oil Boiler. Wooden door to storage cupboard.

Garage

Metal up and over door. Concrete tiled floor. UPVC window to side aspect. Wooden window to side aspect Power and light. Wooden bench. Step up tp wooden door to storage area.

Agents Notes

Please note this property is located on an estate with a working farm. The property's sewage is via septic tank which the tenants will be responsible for the cost having it emptied.



Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.

Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

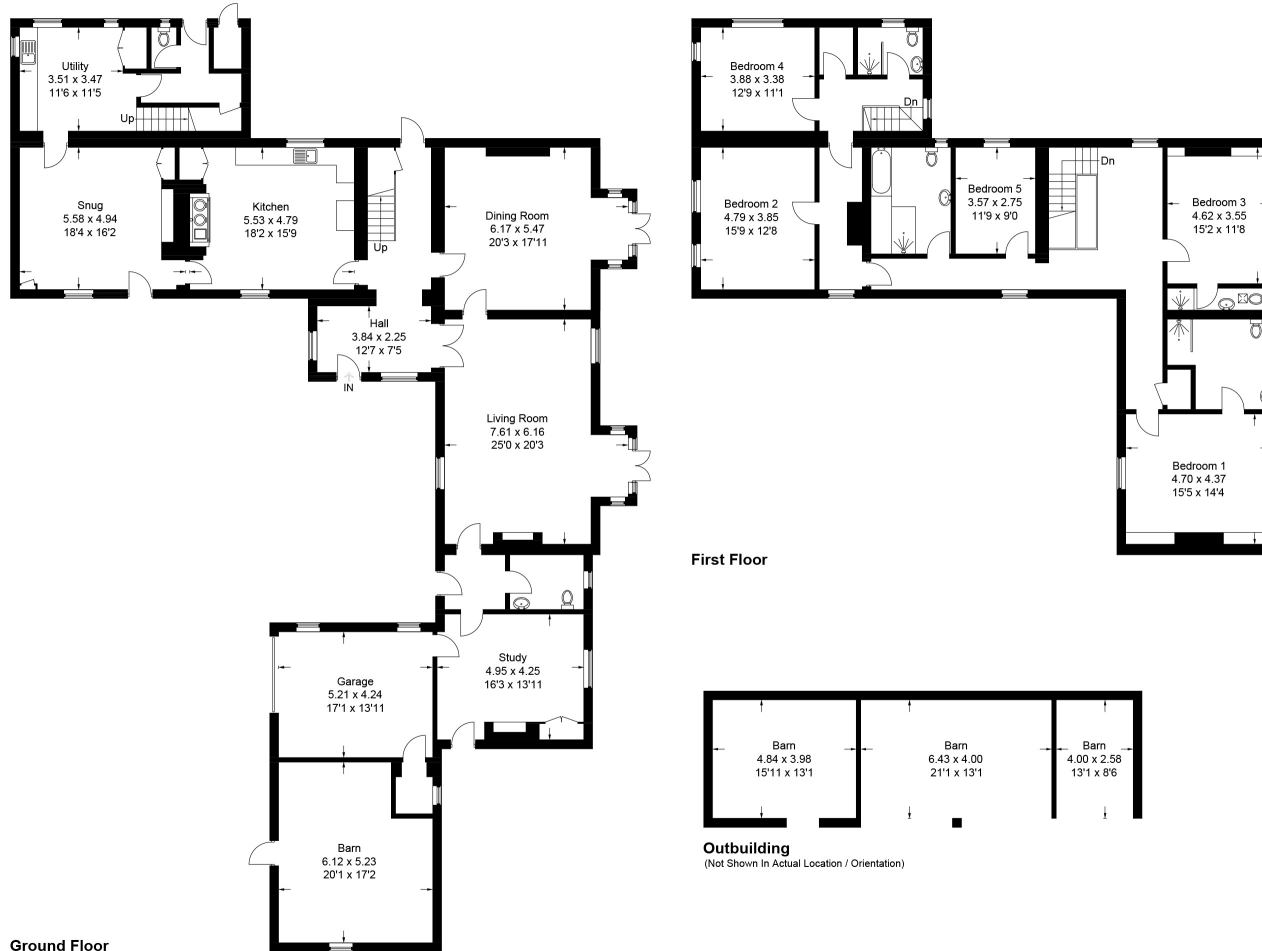
Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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Approximate Gross Internal Area
 Ground Floor (Including Garage / Barn) = 271.6 sq m / 2,923 sq ft
 First Floor = 165.6 sq m / 1,783 sq ft
 Outbuilding = 56.8 sq m / 611 sq ft
 Total = 494 sq m / 5,317 sq ft

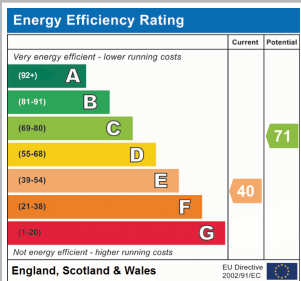


Ground Floor

First Floor

Outbuilding
 (Not Shown in Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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