



32, Fairfield

Gamlingay, Sandy,
Cambridgeshire, SG19 3LG
£2,300 pcm

country
properties

We are delighted to offer for rent this four bedroom detached family home in the sought after village of Gamlingay. Comprising of entrance hall, lounge, kitchen/diner, utility room, downstairs shower room, study, four bedrooms, family bathroom, garage, rear garden and off road parking for four vehicles. As per Google Maps the property is 4.8 miles from Sandy Train Station with direct links into London. Available Mid April. EPC Rating C. Council Tax Band E. Holding fee £530.77. Deposit £2,653.85.

- Four Bedroom Property
- Two Reception Rooms
- EPC Rating C
- Council Tax Band E
- Holding Fee £530.77
- Deposit £2,653.85

Front Garden

Gravel driveway providing off road parking for four to five vehicles.

Entrance Hall

UPVC double glazed front door. Tiled flooring and wooden flooring. Wooden skirting boards. Stairs rising to first floor. Smoke alarm. Wooden door to under stairs storage cupboard.

Lounge

Carpeted. Wooden skirting boards. UPVC double glazed window to front and rear aspect. Two radiators. Open fireplace.

Kitchen/Diner

Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. UPVC double glazed doors to rear garden. Wall and base units with work surfaces over. Stainless steel one and a half bowl sink. Built in hob with extractor over. Built in Neff oven and grill. Built in fridge. Built in dishwasher. Wooden door to:-

Utility Room

Wooden flooring. Wooden skirting boards. Two radiators. Two UPVC double glazed windows to rear aspect. UPVC double glazed door to garden. Wooden doors opening to storage. Wooden door leading to front. Base units with work surface over. Stainless steel one and a half bowl sink and drainer. Freestanding washing machine (gifted). Freestanding fridge/freezer (gifted). Wooden door to garage.

Cloakroom

Wooden flooring. Wooden skirting boards. Wall mounted heated towel radiator. Wash hand basin. WC. Shower enclosure. UPVC double glazed obscured window to side aspect. Shaver socket. Wooden doors to built in storage.

Reception Room

Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect.

Stairs and Landing

Carpeted. Wooden skirting boards. Loft hatch (Not To Be Used). Smoke alarm. UPVC double glazed window to front aspect. Wooden door to airing cupboard housing hot water tank.

Bedroom Two

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect.

Master Bedroom

Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect. Radiator. Built in wardrobe.



Bedroom Three

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Built in wardrobe.

Bathroom

Tiled flooring. UPVC double glazed obscured window to side aspect. Bath. Shower. WC. Wash hand basin with vanity unit. Wall mounted heated towel radiator. Shaver socket.

Bedroom Four

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect.

Rear Garden

Laid to lawn. Patio area. Pebbled area. Summer house. Outside lights. Wooden gate leading to front. Outside tap. Outside sockets.

Garage

Vinyl flooring. Wooden skirting boards. Electric up and over door. Wooden door to utility room. Power and light.

LOCATION

Gamlingay is a pretty, well appointed village in South Cambridgeshire, located within an approximate 40 minute drive of Cambridge and within easy access to railway stations at Sandy and Biggleswade. The village has many amenities to include local supermarkets, doctors, pharmacy and post office. There are plenty of leisure pursuits and fabulous countryside walks to be enjoyed and the local restaurants and pubs are popular. There is also a village primary school and the schooling is within the catchment area for Comberton secondary school and sixth forms.

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.

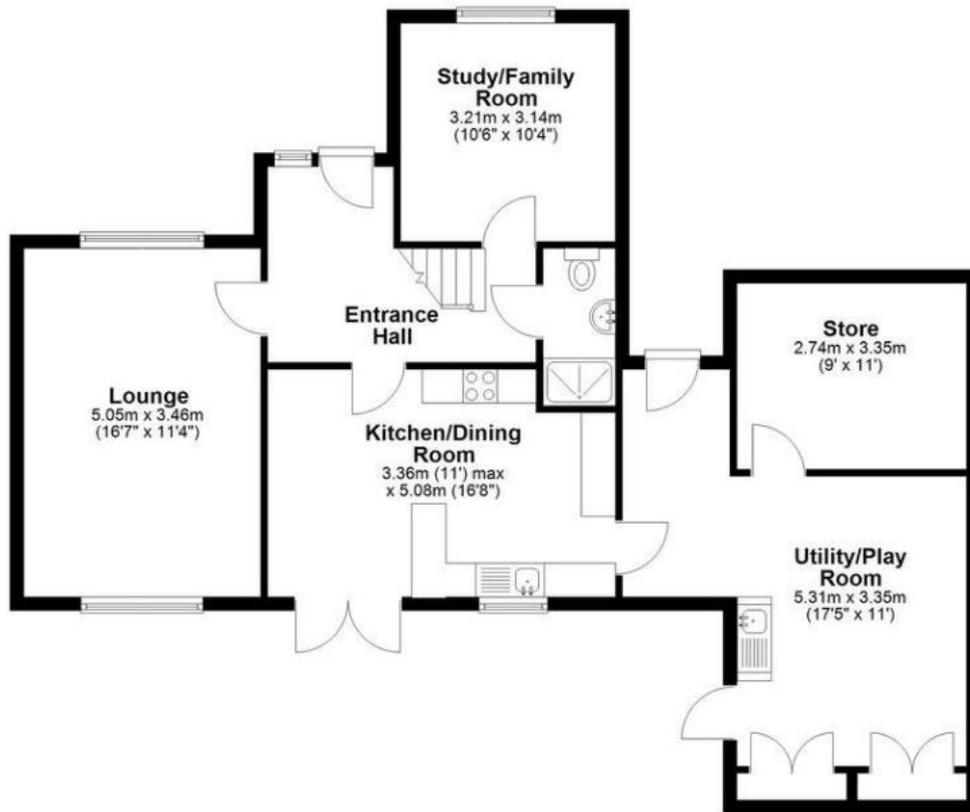
Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more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

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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		85
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.

32 Fairfield, Gamlingay

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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