



1 Corner Cottages

Drove Road, Gamlingay, Sandy,
Cambridgeshire, SG19 2HY
£1,200 pcm

country
properties

Rarely available and not to be missed is this two bedroom semi detached property located in the popular village of Gamlingay! Comprising of entrance hall, lounge, kitchen, two bedrooms, family bathroom, front and rear garden with off road parking, with Countryside views. Available now. One small pet considered. EPC Rating E. Council Tax Band B. Holding Fee £276.92. Deposit £1,384.62.

- Two Bedroom Semi Detached Property
- Popular Village Location
- EPC Rating E
- Council Tax Band B
- Holding Fee £276.92
- Deposit £1,384.62

Front Garden

Mainly laid to lawn. Mature hedges surrounding the property. Patio area. Oil tank. Oil boiler. TV aerial.

UPVC Double Glazed Door into:-

Entrance Hall

Tiled flooring. Wooden skirting boards. Radiator. Bathroom extractor fan isolator switch. Smoke alarm. Wooden doors to all rooms.

Bathroom

Tiled flooring. Wooden skirting boards. UPVC double glazed window. Radiator. Wash hand basin. Low level WC. Bath with shower attachment. Wall mounted extractor fan. Wall mounted light with shaver socket (Unknown if working).

Kitchen

Tiled flooring. Wooden skirting boards. Three UPVC double glazed windows. Wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer. Built in dishwasher. Freestanding Belling range cooker and hob with extractor over. Space for washing machine. Space for fridge/freezer. Recess space for tumble dryer (unvented). Radiator. Loft hatch (Not To Be Used).

Lounge

Brand new carpet. Wooden skirting boards. Two radiators. Four UPVC double glazed windows. Wall mounted cupboard housing electric meter and fuse box. Fireplace with built in log burner. Wooden door to under stair storage cupboard. TV aerial cable. Master 5C socket.

Stairs and Landing

Brand new carpet. Wooden skirting boards.

Bedroom Two

Brand new carpet. Wooden skirting boards. Radiator. UPVC double glazed window. Smoke alarm. Loft hatch (Not To Be Used). Wooden door opening into storage cupboard with fitted shelving, hot water and heating programmer. Wooden door into:-



Bedroom One

Brand new carpet. Wooden skirting boards. Radiator. UPVC double glazed window. Double wooden doors opening into built in wardrobe with shelving and three hanging rails. TV aerial cable. Telephone socket.

Rear Garden

Wooden gate opening into gravel area providing off road parking for two cars. Mainly laid to lawn. Mature trees and shrubs. Wooden door opening into brick outbuilding. Wooden door opening into large wooden shed. Plastic storage container. Outside lights. Outside tap.

Agent Notes

The water for the property is invoiced every six months.

The property has a septic tank which is shared with the neighbouring property and the two properties have to equally split the emptying cost

There is only parking for two cars and parking on the verge is strictly prohibited.

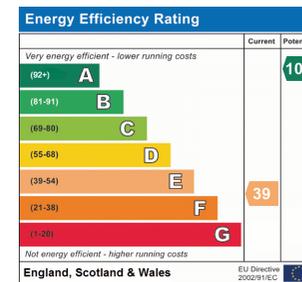
The property is located within a working estate.

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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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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