



TO LET - 2 Bank Farm Cottages, Forty Foot Bank, Ramsey Forty Foot, Huntingdon, PE26 2XR

Rent £750 Per Calendar Month

- Three bedroom Semi Detached
- Large private Garden and Parking
- Available 1st June 2024
- Unfurnished
- Deposit £865
- EPC Rating C

Location

2 Bank Farm Cottages is located approximately five miles north east of Ramsey and ten miles south west of the market town of March. The postcode for the property is PE26 2XR. What3words: flooding.approve.pushover.

Description

2 Bank Farm Cottages is a two storey three bedroom semi detached property, with oil central heating and uPVC double glazing throughout. The décor is cream walls with white woodwork. The property comprises:

Ground Floor

Kitchen, with wall and base units, sink and drainer and fitted extractor fan.

Sitting Room

1st Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom with low level WC, wash hand basin and Shower

Outside

The garden is mainly laid to lawn. Private parking for up to three vehicles.

Services

Mains water and electricity are connected to the property. Foul drainage is to a shared septic tank (with 1 BFC). Oil Central Heating.

Rent

£750 per calendar month. Rent is to be paid monthly in advance.

Deposit and Agreement

A deposit of £865 is payable. The Agreement will be an Assured Shorthold Tenancy Agreement.

Disputes

In circumstances where Landlord and Tenant are unable to resolve dispute arising consequent to the letting of the property, the Agent will appoint an Arbitrator.

Viewing

Viewings will be permitted only by appointment with the Agent, as detailed below.

Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB

Laura Trevor, laura@ealandagents.co.uk or 07852 282716

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.