



## **TO LET – No.5 Bank Farm Cottages, Ramsey Forty Foot, Ramsey, Cambridgeshire, PE26 2XR**

- Three bedroom semi detached property
- Large Garden, Storage building and private parking
- Available from 6<sup>th</sup> October 2025
- Rent £900 pcm
- Deposit £1,000
- Unfurnished
- EPC Rating C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. These particulars were prepared September 2025. Photographs from 2021. Subject to Contract

## Location

The property is located approximately two miles north east of Ramsey and twelve miles south east of March. The postcode for the property is PE26 2XR.

## Description

Complete modernisation in 2021, this two storey semi detached property has central heating throughout, double glazed windows and doors and has a neutral décor.

Ground Floor:

Entrance Hall 3.43m x 2.27m

Living Room 3.75m x 4.58m

Kitchen 4.23m x 2.24m – range of base units, sink and drainer, extractor fan, plumbing for washing machine and dishwasher.

Bathroom with bath with overhead dual shower, low level WC, heated towel rail, wash hand basin and vanity unit.

First floor:

Bedroom one 4.75m x 3.61m – adjoining home office/dressing room area 1.16m x 2.14m

Steps down to:

Bedroom two 2.30m x 7.30m maximum, 6.18m minimum

Bedroom three 3.47m x 2.45m

## Outside

Grass. Private parking area. Storage building. Shared drive.

## Services

Main water and electricity are connected to the property. Drainage is to a septic tank shared with the neighbour. Central heating via air source heat pump.

## Rent and Deposit

£900 per calendar month. Rent is to be paid monthly in advance. A deposit of £1,000 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 Letting Agent will appoint an Arbitrator.

## Viewing

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

## Letting Agent

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

Tel: 01778 700194 Email: [lorraine@ealandagents.co.uk](mailto:lorraine@ealandagents.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		