



15, Maple Court

Gamlingay, Sandy,
Cambridgeshire, SG19 3LX
£1,300 pcm

country
properties

Three double bedroom house located in the popular village of Gamlingay. The property comprises of front garden, entrance hall, lounge/diner, kitchen, inner hallway, cloakroom, three bedrooms, bathroom, garage, driveway and rear garden. EPC Rating D. Council Tax Band C. Available mid November. Holding fee £300.00. Deposit £1,500.00

- Three Double Bedrooms
- Popular Village Location
- EPC Rating D
- Council Tax Band C
- Holding Fee £300.00
- Deposit £1,500.00

Front Garden

Laid to lawn. Driveway. Up and over door to garage. Satellite dish. Canopy over front door.

Entrance Hall

5' 11" x 8' 01" (1.80m x 2.46m)
Laminate flooring. Stairs rising to first floor.
Radiator. Wooden skirting boards. Under stairs storage cupboard. Wooden door into:-

Lounge/Diner

10' 11" x 21' 02" (3.33m x 6.45m)
UPVC double glazed window to front aspect. UPVC double glazed door to rear garden. Two radiators. Wooden skirting boards. Wood burner.

Kitchen

8' 11" x 9' 06" (2.72m x 2.90m)
Vinyl flooring. Wall and base units with work surfaces over. Inset stainless steel sink and drainer. Radiator. UPVC double glazed window to rear aspect. Serving hatch to lounge. Space for washing machine. Space for fridge. Freestanding oven.

Inner Hallway

Vinyl flooring. Wooden door onto rear garden. Wooden door into garage. Wall units.

Cloakroom

2' 09" x 5' 07" (0.84m x 1.70m)
WC with wall mounted cistern. Vinyl flooring. Window to rear aspect.

Stairs and Landing

Carpeted. Loft hatch (Not To Be Used). Wooden skirting boards. UPVC double glazed window to rear aspect. Airing cupboard.

Bedroom One

10' 03" x 14' 10" (3.12m x 4.52m)
Carpeted. UPVC double glazed window to front aspect. Wooden skirting boards. Freestanding wardrobe. Wooden door into storage cupboard.

Bedroom Two

11' 04" x 10' 07" (3.45m x 3.23m)
Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect. Radiator.

Bedroom Three

8' 06" x 13' 01" (2.59m x 3.99m)
Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Wooden door into storage cupboard.



Bathroom

Radiator. Wash hand basin. Bath with electric shower. UPVC double glazed obscured window to rear aspect.

WC

2' 11" x 4' 08" (0.89m x 1.42m)

Laminate flooring. UPVC double glazed obscured window to rear aspect. WC. Wooden skirting boards.

Garage

Up and over door. Concrete flooring. Power and light. Fuse box.

Rear Garden

Mainly laid to lawn. Patio area.

Agency Fees

Permitted Tenant payments are:-

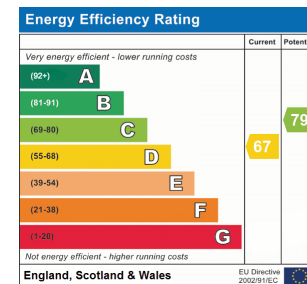
Holding deposit per tenancy – One week's rent

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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