



Cambridge
Property
Lettings

Available 23 October 2024



4 bedroom Detached House

£1,850 pcm

Horn Lane
, Linton, Cambridge, CB21 4HT CB21 4HT



PRS Property
Redress
Scheme



01223 322277



Cambridge Property Letting Ltd

Rose & Crown House, 110 Newmarket Road, CB5 8HE
cpl@home.letmc.com

- * Unfurnished
- * EPC rating E
- * Double Glazed
- * Rear Garden
- * Washer/Dryer
- * Fridge Freezer
- * Dishwasher
- * 4 Bedrooms

- * 2 Receptions
- * 2 Bathrooms

Situation

A beautifully presented detached home with a wealth of character situated in an attractive no through road within this well served village. Flexible accommodation includes bathroom and shower room, sitting room, lovely open plan kitchen/dining room, 3 first floor bedrooms and further ground floor bedroom 4/family room. Mature enclosed gardens to the rear. The property has working fireplaces to the sitting room and dining area. EPC rating E. One pet considered.

Accommodation

Floor plans

Floor plans are provided as a guide for the layout. Measurements taken are a maximum and may reduce in part. Prospective tenants are advised to take their own measurements if precise dimensions are required.

Holding Deposit & Security Deposit

1) Holding Deposit of 1 weeks rent payable upon acceptance of a tenancy application which is off-set against the first rent payment, worked out as rent x 12 (months) ÷ 52 (weeks). Non refundable if you fail referencing, Right to Rent checks, provide any misleading information or withdraw before the tenancy is signed. 2) Security Deposit = 5 weeks rent worked out as £(rent) x 12 (months in a year) ÷ 52 (weeks in a year) x 5 (weeks).

Non Managed Tenancy

Cambridge Property Lettings act on a tenant find basis for the landlord. The landlord will prepare the tenancy agreement and all other tenancy related matters/documentation other than referencing which CPL will arrange via a third party referencing company. Once the tenancy has started all matters regarding the tenancy are between the landlord and tenants.

Pictures

Pictures provided are for guidance, and to give an overall impression of the property. Photos may have been taken when items were newly installed, and do not necessarily mean they are new or will be provided when a tenancy starts. NOTE - a wide angle lens may have been used to ensure as much of the room is included for viewers information.

Property information

EPC rating E Length of tenancy - 12 months. Property Type - Detached house. Property Construction – Standard. Number & Types of Room – Please refer to the floor-plan. Floor area - 102sqm. Parking – On street. Electric Supply - Mains. Water Supply - Mains. Sewerage - Mains. Gas supply - Mains. Heating sources - Gas boiler heating radiators and two open fires. Broadband Connected - Yes Broadband Type and Mobile Signal/Coverage can be checked at Ofcom's Broadband and mobile coverage checker.

Referencing

Salary required for referencing purposes must be no less than 36 x one months rent.

Directions

For satellite navigation systems the post code is CB21 4HT

All measurements are approximate.

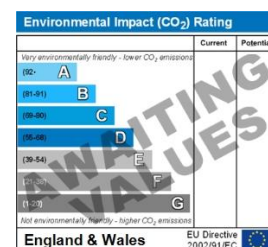
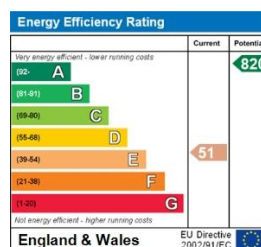
Property Ref: inst-4554

Further Information

The deposit required is £2,134

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cambridge Property Letting Ltd, 2024. Cambridge Property Letting Ltd Registered in England No. 05833061

Creation Date: 19/10/2024