



## **12 VINCO TERRACE**

Elton, Peterborough, PE8 6RT



**Rent: £650 PCM**

**Available Mid-August**

Elton Estate is offering to let this traditional 2 bed end of terrace cottage, located near the centre of the picturesque village of Elton.

The village of Elton has good transport links from the A605 to the A1(M) and is near to the towns of Peterborough and Oundle. There is a bus service through the village to both locations. Peterborough train station has regular direct trains to London Kings Cross.

The village benefits from a primary school, post office and shop, village hall, and four restaurants. There are also several walks around the village and footpaths leading to Warmington and Nassington.

**TO LET**



The property provides the following accommodation:



## Ground Floor

### Rear Entrance Hall

Provides access to the bathroom and kitchen. Central heating radiator with thermostatic control.

### Kitchen/Breakfast Room

South facing kitchen with light beech floor and wall units. The appliances comprise of a free standing electric cooker and a stainless steel sink and drainer. There is also plumbing for a washing machine. The remainder of the kitchen benefits from a central heating radiator with thermostatic control, vinyl tiles to floor, single glazed wooden framed windows. Cupboard housing fuse box and electric meter.



### Pantry

Under stairs storage with fitted shelving. With space and socket for refrigerator.

### Living Room

With 1 x double central heating radiator, large south facing window to front of the property, TV point and phone socket. Carpet to floor.



### Bathroom

White suite comprising; bath, wash hand basin, WC and electric shower above the bath. The bathroom also benefits from a glass shower screen, shaver light and mirror, central heating radiator and extractor fan.

TO LET



## First Floor

### Bedroom 1

Large double bedroom with central heating radiator, 2 x windows to front, carpet to floor, built in airing cupboard housing hot water tank and wooden shelving.

### Bedroom 2

Large double bedroom with central heating radiator, windows to the front and rear of the property. Carpet to floor.



## Outside

Access to the property is via a shared gravel driveway. There is parking for the property within the gravelled area.

### Garden

Small rear courtyard with oil tank.

Small concrete area to the front of the house, adjacent to the road.

Outbuilding for storage within the courtyard which also houses the oil fired central heating boiler and has sockets for freezer and tumble drier.



**TO LET**



## General Information

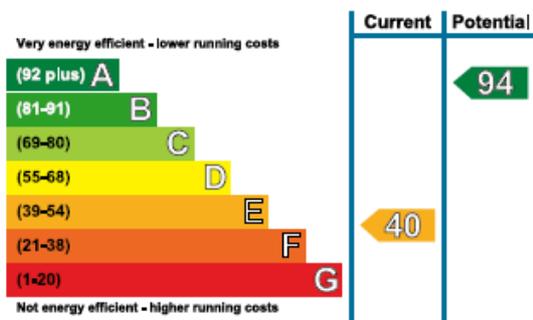
**Viewing:** To avoid disappointment, particularly if coming from far away, we would recommend that interested parties contact the Estate Office to discuss the property before arranging viewings.

All appointments should be made through the Elton Estate Office 01832 280 223.

**Assessments:** Council Tax Band: B

**Local Authority:** Huntingdonshire District Council Tel: 01480 388388

### EPC



**Tenure:** The property will be offered to let, unfurnished, on an Assured Shorthold Tenancy agreement for a minimum of one year.

**A £200 (inc VAT) administration fee is chargeable on application.**

Rent £650 pcm.

**Deposit:** A deposit of 2 months' rent will be required. This will be held with the TDS.

**Pets:** May be accepted, subject to the Landlords consent and pet clause.

**Services:** Mains electricity, water and drainage. Oil fired central heating

## Important Notice

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are for guidance only and are not necessarily comprehensive. No services, equipment or facilities have been tested. Tenants must satisfy themselves by inspection or otherwise.

## Contact

**Elton Estate Office**  
Elton Hall  
Elton  
Peterborough  
PE8 6SH

Tel: 01832 280223  
Fax: 01832 280584

**Email:** [office@eltonhall.com](mailto:office@eltonhall.com)

**VIEWING STRICTLY BY APPOINTMENT ONLY**