



## 6 VINCO TERRACE

Elton, Peterborough, PE8 6RT



**Rent: £855 PCM**

**Available Early November**

Elton Estates is offering to let this 3 bed terraced 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

### Hall

3.20m x 1.98m (10' 6" x 6' 6" max)

Provides access to inner hall, utility room with WC, garage, & stairs to first floor. There is a window to the front. Central heating radiator with thermostatic control.

### Utility Room

2.36m x 1.98m (7' 9" x 6' 6" max)

With fitted units, plumbing for washing machine with space for tumble dryer. L.F.W.C. with wash hand basin in white.



### Bottom of Stairs

Recess providing space with central heating radiator and wall mounted white hanging rail for coats. Carpet to floor and stairs with access to first floor.

### Kitchen/Breakfast Room

14' 2" x 12' max (4.32m x 3.66m)

A family kitchen with an oil fired central heating boiler set on stone hearth in recess. The kitchen units comprise black marble effect work surface with fitted beech effect units and other built in storage cupboards. The appliances comprise of an electric hob and oven and a stainless steel sink and drainer. There is also plumbing for dishwasher. The remainder of the kitchen benefits from ceiling spot lights, central heating radiator with thermostatic control, terracotta tiles to floor, wooden framed windows overlooking rear garden and doors giving access to Pantry and Living Room.



### Inner Hall

2.39m x 1.70m (7' 10" x 5' 7" max)

Access to utility room and garage.

### Pantry

4' 8" x 3' 10" max (1.42m x 1.17m)

With fitted shelving.

**TO LET**



### **Living Room**

*15' 9" x 10' 4" max (4.80m x 3.15m)*

With 1 double central heating radiator, a feature fireplace (not in use) with wooden mantelpiece, stone hearth and surround. Cupboard housing fuse box and electric meter. Eyeball lights. Window to front and large glass panelled door with glass side panel giving access to rear gardens. TV point.

### **First Floor**

#### **Landing**

With a window to front, wooden ledge along the stairs and loft access.

#### **Bathroom**

*6' 7" x 6' 4" (2m x 1.93m)*

With white suite comprising; bath, wash hand basin and L.F.W.C, with an electric shower over the bath. The bathroom also benefits from a shaver light and mirror, central heating radiator and small leaded effect coloured window.



#### **Bedroom 1**

*16' 9" x 9' 2" (5.10m x 2.80m)*

With central heating radiator, windows to front and rear. Carpet to floor.

#### **Bedroom 2**

*9' 5" x 7' (2.87m x 2.13m)*

With central heating radiator, window to rear. Carpet to floor.



#### **Bedroom 3**

*8' 11" x 9' 2" max (2.72m x 2.80m)*

With central heating radiator, window to rear. Built in wardrobe also an airing cupboard containing hot water tank and shelving.

### **Outside**

#### **Garage located within Barn**

*17' 4" x 11' 3" (5.28m x 3.43m)*

Access via door from inner hall or outside via double wooden doors at rear of barn.



Access to the property is via a shared gravel driveway.

**TO LET**



### **Barn**

In addition to garage space within the barn there is also a separate outhouse providing storage space. No permitted access to, or use of, top floor of barn.

### **Rear Garden**

Rear gardens of a good size which is mainly to lawn, patio area. Green plastic oil tank.

## **General Information**

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

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.

**Assessments:** Council Tax Band: B

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

### **EPC**

Awaiting EPC.

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

**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 £855 pcm.

**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**  
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**VIEWING STRICTLY BY APPOINTMENT ONLY**