



15 OVEREND

Elton, Peterborough, PE8 6RU



Rent: £1,350 PCM

Available Soon!

Elton Estate is offering to let this interesting and unique listed 3 bed semi-detached cottage, located near the centre of the picturesque village of Elton, opposite the Church.

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. Peterborough train station has regular direct trains to London Kings Cross. There is also a regular bus service through the village to both of these locations.

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



In brief, the property provides the following accommodation:



Ground Floor

Front Entrance Hall.

Providing access to the property including the stairs to the first floor, the dining room and living room.

Dining Room

With exposed floorboards, a large radiator, fireplace and attractive bay window to the front of the property with secondary glazing. Leads through to the kitchen



Kitchen

Handmade shaker style cream wooden base and wall units. Cream tiled flooring. Free-standing electric cooker and butlers sink. There is a large pantry style cupboard that houses the oil-fired central heating boiler.

Utility Room

With butlers sink, oak worktops and plumbing for washing machine and drier

Pantry.

With several shelves for useful storage



Living Room

With a large radiator, bay window to the front of the property with secondary glazing, TV point and phone socket, built in shelving and carpet to the floor. The room benefits from a working fireplace.

TO LET



First Floor

Bedroom 1

Double bedroom on the front of the house with radiator, large bay window with secondary glazing and carpet to floor.

Bedroom 2

Double bedroom with radiator, large bay window with secondary glazing and carpet to floor and a built-in cupboard above the stairs.



Bedroom 3

Smaller double bedroom to the rear of the property overlooking the courtyard. With radiator and built in wardrobe

Family Bathroom

With white suite comprising; bath, wash hand basin, WC and electric shower above the bath, a glass shower screen, radiator and extractor fan



Outside

Access to the property is from a parking area directly outside the house

Gardens

To the rear of the property there is a small courtyard with an outbuilding housing the oil tank. Large Double Gates to the side of the property gives access to the Estate maintenance yard. Access to the yard is only permitted in an emergency or oil deliveries for the property.

There is an area of garden area to the side of the property. This can be accessed along a path to the side of the property.

TO LET



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: D

Local Authority: Huntingdonshire District
Council Tel: 01480 388388

EPC

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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

Deposit: A deposit of the equivalent of 5 weeks rent will be required. This will be held with the TDS.

Pets: May be accepted, subject to the Landlords consent and a separate pet agreement.

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

Email: office@eltonhall.com

VIEWING STRICTLY BY APPOINTMENT ONLY