



Bellairs, Sutton

£850 pcm (Fees apply)

- Available 26 August 2019
- Unfurnished
- Available 26th August
- Beautifully presented property
- Village location
- Close to Primary School
- Council tax band: B
- EPC: D

This beautifully presented three bedroom home is situated on a popular development just a short walk from Sutton Primary school. Downstairs, the property comprises of living room, and a spacious kitchen/dining room with access to the rear garden. In the kitchen area, there is a washing machine, fridge freezer and a fully integrated dishwasher.

Upstairs, the property benefits from two double bedrooms, both with fitted wardrobe space, a further single bedroom and bathroom with shower over the bath.

To the rear of the property, there is a fully enclosed garden laid to lawn and a garage providing excellent storage space.

Sutton is a well regarded and well served village located just 7 miles west of Ely offering excellent commuting distance to Huntingdon (15 miles), Cambridge (19 miles), Newmarket, (20 miles), March (14 miles) and Kings Lynn (25 miles). Bus services link the village to Ely and Cambridge to the south and March to the North.

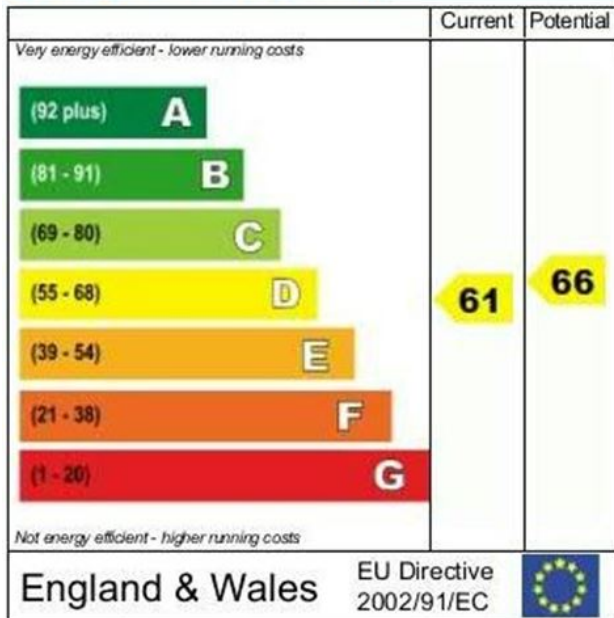
EPC: D

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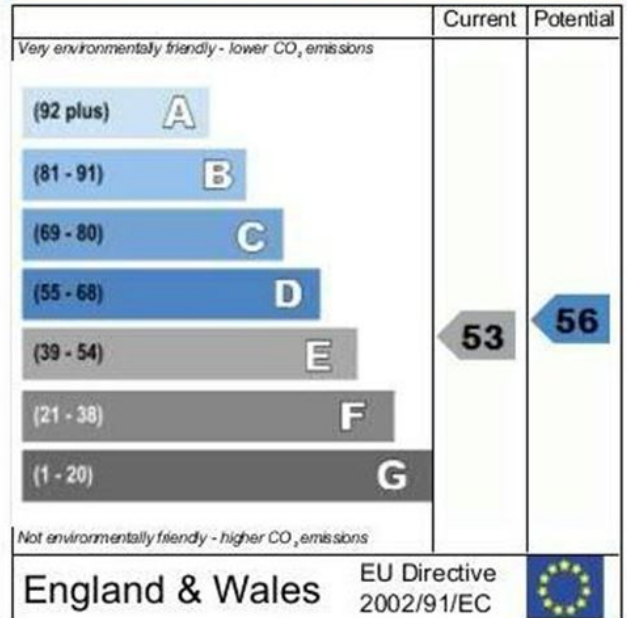
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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 are likely to be.

Environmental Impact (CO₂) Rating



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.

At the start of your tenancy you will be required to pay:

Dilapidation Deposit - 5 weeks rent (if the annual rent is under £50,000) or

6 weeks rent (if the annual income exceeds £50,000)

Initial rent - 1 months rental in advance (unless agreed otherwise)