



Blinco Grove, Cambridge

£1,750 pcm (Fees apply)

- Available Immediately
- Unfurnished
- Recently refurbished four bedroom house
- Two bathrooms
- Spacious living space
- Garden studio
- EPC rating E
- Council tax band E

Spacious four bedroom house situated on the popular Southern side of the City within walking distance of Addenbrookes. Easy access to City centre and close to shops and popular schools.

Spacious sitting room with feature fireplace and doors leading to lean to conservatory. Kitchen / diner with built in electric oven and induction hob, bedroom 1: 1.8m x 3.5m, bedroom 2: 2.9m x 3.5m, bedroom 3: 3.5m x 4.8m, bedroom 4: 8.9m x 4.8m, downstairs w.c, family bathroom with shower over bath, ensuite bathroom with shower over bath. Modern electric convector heating. Good sized rear garden, small front garden. 2 on street parking spaces.



Standard fees

Prices include VAT. Please see the Guide for Tenants for full details.

Tenancy administration fee, due on application

One individual	£350 (£225 for bedsits)
Each individual thereafter	£100
Company Let	£400

At the start of your tenancy

Dilapidation deposit	1.5 x monthly rent (refundable)
Initial rent payment	1 x monthly rent (unless additional advance payments have been agreed)

Administration fee

To cover end of tenancy inventory inspection, compliance with tenancy deposit scheme and transfer of utilities/council tax. £125 (£75 for bedsits)

Insurance

It is recommended that the tenant adequately insures their own possessions, this cover to include tenant liability cover against accidental damage of the Landlords fixtures and fittings. TuckerGardner are happy to provide a quote for this cover.