



Capper Road, Waterbeach

£1,050 pcm (Fees apply)

- Available Immediately
- Unfurnished
- EPC rating C
- Council tax band B
- Sorry no pets
- Children welcome
- Modern family home
- Views of farmland

This three bedroom family home is situated on a quiet road in peaceful Waterbeach. The accommodation comprises of entrance hall with WC, living room, modern fitted kitchen / dining room with integrated appliances (excluding fridge / freezer). Upstairs the property boasts two double bedrooms, a single bedroom and a modern bathroom.

Outside the property offers an enclosed rear garden with views over farmland as well as a brick built outbuilding.

Waterbeach gives the best of rural living and the hustle of Cambridge. The village offers its own primary school, library, churches and community groups with independent shops and pubs. Waterbeach Train Station lies on the Fen Line linking Cambridge to Norfolk and London King's Cross. The A10/M11/A14 Science and Business Parks are also within easy reach and a regular bus service provides a service to nearby towns including Cambridge which offers an abundance of amenities and facilities.



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.