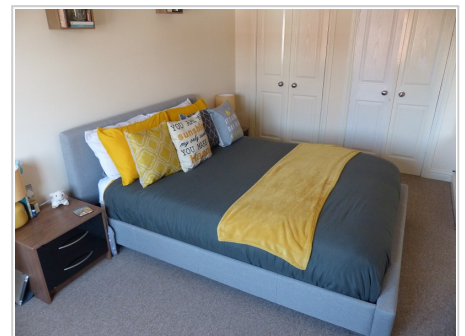


PROPERTY OF THE WEEK

**6 Merevale Drive
Eye
Peterborough
Cambridgeshire
PE6 7PZ**

£900 Monthly



- AVAILABLE 29th July
- Two Bedrooms
- Open Plan Living
- Garage & Off Road Parking
- Gas Central Heating
- UPVC Double Glazed

Ref: PRA12122

General Description

Smartmove are pleased to offer for rent this two bedroom coach house with open plan living in the popular village of Eye. The property comprises of open plan lounge/kitchen/dining area, two bedrooms and bathroom with two allocated parking spaces and garage. Please call our offices on 01733 313373.

Accommodation

Entrance Hall



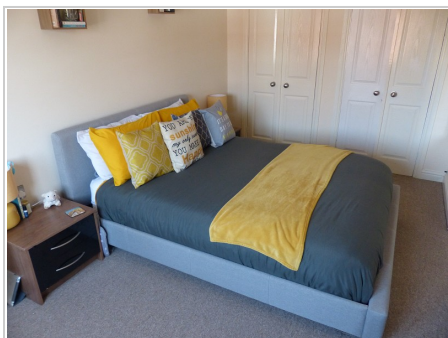
Kitchen/Dining/Living Room (21' 08" x 17' 01") or (6.60m x 5.21m)

Two UPVC windows to front, two radiator, TV point, storage cupboard with boiler , open plan to kitchen area

Kitchen

Two Velux windows to the rear, fitted kitchen with matching range of base and eye level units, built-in oven and hob with extractor over , sink with drainer, space for washing machine and fridge/freezer, integrated dishwasher, the kitchen is open

plan leading to the living area.



Bedroom 1 (12' 06" x 14' 05") or (3.81m x 4.39m)

UPVC double glazed window to front, radiator, two built in wardrobes



Bedroom 2 (8' 06" x 8' 00") or (2.59m x 2.44m)

UPVC double glazed window to front, radiator.



Bathroom (5' 06" x 8' 05") or (1.68m x 2.57m)

UPVC double glazed window to rear, three piece suite comprising deep panelled bath with shower over, WC , wash hand basin, heated towel rail.

Outside

The property benefits from two allocated car park spaces to the front of the property.

Single Garage

Garage with up and over door, storage.

Services

Mains electricity, mains water, mains gas, mains drainage

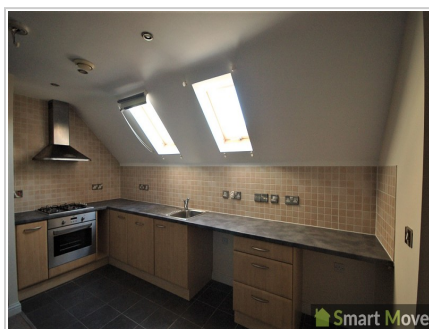
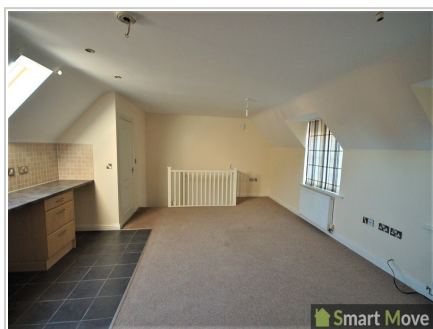
EPC Rating:80

Tenure

We are informed that the tenure is

Council Tax

Band B





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2019 | www.houseviz.com

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.