

Harrison Rose

Property Management

TO LET



Detached three / four bedroom farmhouse located in Coates.
Eldernell Lane, Coates, Whittlesey, PE7 2DD.

- **DETACHED FARMHOUSE**
- **THREE / FOUR BEDROOMS**
- **6.9 ACRES OF LAND**
- **FIVE STABLES**
- **AVAILABLE NOW**

£ 1,995 pcm



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Ref: L144

Harrison Rose Property Management is a trading name of Harrison Day Ltd
Registered in England and Wales company No. 10288086 VAT No. awaiting registration
Registered Office: 2 The Parade, Lawson Ave, Peterborough PE2 8PW



Available: Now

Deposit: £2,095

Ground Floor

Hall

Front entrance door, access to storage cupboards, stairs leading to landing, doors to:

Kitchen /Diner

Fitted with a matching range of base and eye level units with worktop space over cupboards with drawers, stainless steel sink, built in electric cooker with four electric hobs and extractor hood, integrated fridge, freezer and dishwasher, tiled surround, tiled flooring, single radiator, two uPVC double glazed window, double doors to rear.

Lounge

UPVC double glazed window, single radiator, TV point.

WC

Fitted with a two piece suite comprising a low level WC and wash hand basin, plumbing for washing machine and tumble drier.

Lobby

Door to side of property, further door leading to:

Dining Room

Two uPVC double glazed windows, single radiator, double doors to rear, open plan to:

Study

UPVC double glazed window to rear, single radiator.

First Floor

Landing

Single radiator, access to airing cupboard, uPVC double glazed windows, doors to:

Bedroom 1

UPVC double glazed window to side, single radiator, coving to textured ceiling.

Bedroom 2

UPVC double glazed window to front, single radiator, built in wardrobe, coving to ceiling.

Bedroom 3

UPVC double glazed window to side, single radiator, built in wardrobe.

Bathroom

Fitted with a four piece suite comprising a bath with shower over, shower enclosure, vanity wash hand basin and low level WC, tiled surround, ceiling lights.

Outside

The front of the property is mainly laid to gravel allowing for ample off road parking leading to car port. Generously sized enclosed rear garden with 6.9 acres of land and access to five stables, patio area, a mixture of shrubs, bushes and trees, external tap and lighting.



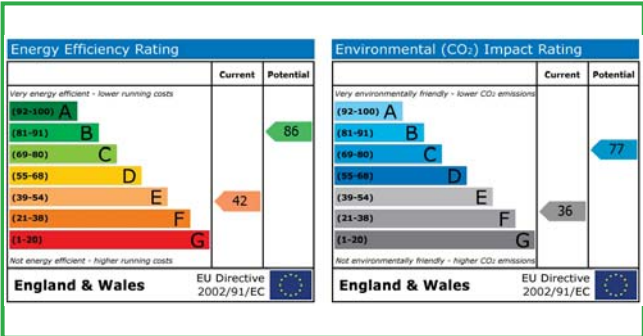
The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- general administration fees
- reference fees (including credit checks, bank, guarantor, etc)
- application fees
- fees for drawing up tenancy agreements
- inventory fees, including check-in and check-out fees
- guarantor arrangement/application fees
- additional occupant fees
- pets disclaimer fees/additional pet deposit

Fees are charged on a per-person, basis and will vary depending on circumstances.

Harrison Rose makes every reasonable effort to ensure the accuracy, measurements and descriptions of Properties, however please be aware of the following limitations:

- Our property details do not constitute part or all of an offer or contract
- Property details, including text, photographs and plans are for guidance only and should not be relied on
- Measurements are for general guidance. It is the tenant's responsibility to satisfy their accuracy.
- Tenants should satisfy their own queries in regards to fixture/fittings and parking facilities.
- Under the money laundering regulations, all prospective tenants will be asked to show identification and source of funds documentation if requested.



Draft details only may be subject to amendment

None of the statements/measurements in these particulars should be relied on as representations of fact.

Any applications/services mentioned should not be taken as a guarantee that they are in working order.