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BIDWELLS



**Park Farm Cottage, Pertenhall Road, Stonely, PE19 5EF**

**Rent: £1,250 pcm  
Unfurnished**

**A detached four bedroom period property set in a rural location with a large garden and outbuildings. Near the popular village of Kimbolton, 9 miles West of Huntingdon, 8 miles from St Neots and 14 miles North of Bedford**

Available from 17<sup>th</sup> September  
Regret no students, sharers, or smokers

## Location

Kimbolton has many amenities including a doctor's surgery, dentist, butchers, hardware store and chemist. There is a small Budgens supermarket in the village and a large Tesco 20 minutes' drive away in St Neots.

There is a primary school in the village and secondary schools located in Longsands Academy in St Neots and Hinchingsbrooke School in Huntingdon. Nearby Kimbolton School provides co-educational independent schooling for 4-18-year olds.

It is in convenient commuting distance to Bedford, Huntingdon and St Neots all with quick train links to London.

## Description

The property is located off a shared drive, within walking distance to Kimbolton via a public footpath.

It is a character property with large garden including fruit trees, a conservatory and separate outbuilding. The windows are mainly double glazed.

Ground floor comprises of hallway, living room, kitchen, dining room, laundry room, and toilet.

The first floor contains a bathroom with a bath and shower, and four bedrooms.

The rayburn stove is for cosmetic purposes only and a separate oven exists in the kitchen. The log burner in the living room is a working heat source and requires a HETAS approved Chimney Sweep to sweep it at least once a year.

It is unfurnished and available from 17<sup>th</sup> September.

The property is served by a septic tank and has oil fired central heating.

## Particular Features of Note:

### Farm location

Park Farm Cottage is located on a farm site and the incoming Tenant should therefore be aware that this will mean some use of the surrounding area by agricultural vehicles and farm machinery. Children should therefore be supervised at all times when outside in the garden.

### Local Authorities

Before moving into a rental property, it is essential for the tenant to contact the local service authorities to take over supplies. Listed below are some helpful telephone numbers:

Huntingdonshire District Council 01480 388030 (Band G 2921.68) The tenant is responsible for paying council tax.

Tenants will be re-charged water usage from Bidwells on behalf of our Client, the tenant will be responsible for providing up to date meter readings on request.

### Rent

£1,250 pcm Unfurnished.

### Deposit

£1,875, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy. Further deposit required for pets.



**Main Bathroom**



**Laundry Room**



**Bedroom**



**Bedroom**

### Administration Fees

**Assured Shorthold Tenancy** £210.00 per property  
**For a renewal Assured**  
Shorthold Tenancy £40.00

These are non-refundable fees and are inclusive of VAT.

A full list of tenant's expenses and charges is available upon request from our Rural Lettings Department.

### References

References are undertaken by an external referencing agency and are subject to a minimum four day waiting period. A tenancy will not be formally offered until we have received satisfactory references. The cost of this is covered in the £210 Administration Fee.

### Payment

The first payment of the rent, deposit and professional fee should ideally be paid by BACS. If the payment is to be made by cheque, then a period of at least four working days should be allowed to ensure that the cheque has cleared before the tenancy commencement date. Please note that we cannot release keys until we have received confirmation that cleared funds have been received. Thereafter, payment of rent must be made by standing order.

### Viewing

Strictly by appointment. Please contact:  
Charlotte Webb 01223 559169  
Charlotte.webb@bidwells.co.uk

### Important Notice

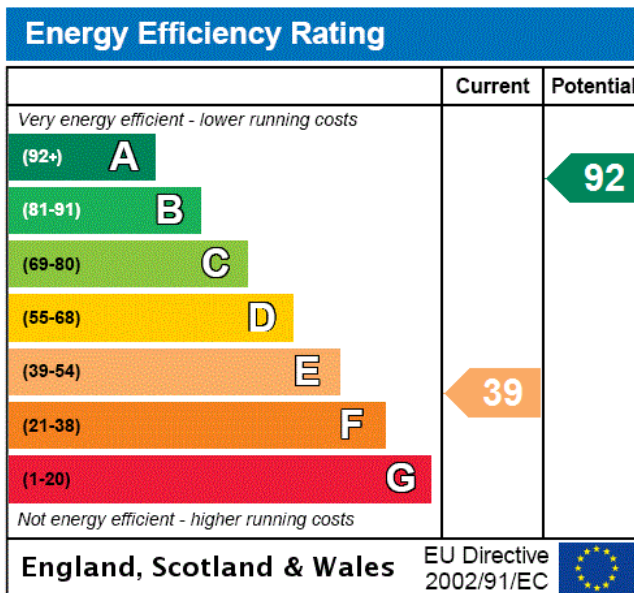
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells have not carried out a survey, nor tested the services, appliances or facilities. Tenants must satisfy themselves by inspection or otherwise. All prices are quoted exclusive of VAT unless confirmed otherwise.

### Health & Safety

In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

### Energy Performance Certificate

To inspect the full EPC for this property please contact our office on 01223 559352. The graphs below show the property's energy efficiency and environmental impact rating.



### Bidwells

Bidwell House, Trumpington Road, Cambridge, CB2 2LD

Fax: 01223 559449

[www.bidwells.co.uk](http://www.bidwells.co.uk)

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