



Total area: approx. 86.9 sq. metres (935.5 sq. feet)

Ground Floor	outside tap and garden shed.
Entrance Hall	Further information: Council Tax Band: D EPC Rating: D Minimum salary required: £49,500
Cloak room	
Kitchen/Dining Room 5.08m (16'8") x 3.16m (10'4")	
Lounge 5.04m (16'6") x 3.46m (11'4")	Agent Notes: Pictures were taken before the last tenant moved into the property and are due to be updated shortly.
First Floor	Holding Deposit At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.
Landing	Tenant Reference and Credit Checks As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.
Double glazed window to front, access to loft space, airing cupboard, doors to:	Disclaimer All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified.
Bedroom 1 3.83m (12'7") x 3.12m (10'3")	
Bedroom 2 3.12m (10'3") x 2.61m (8'7")	
Bedroom 3 2.88m (9'6") x 2.04m (6'8")	
Bedroom 4 3.12m (10'3") max x 1.94m (6'4")	
Bathroom	
Outside Driveway and gravelled parking area, single garage with up-and-over door, power and light connected and personal door to rear. The garden is laid out in lawn. A paved path and gated access lead to the rear garden. To the rear, a timber fence and hedgerow enclose the garden, laid mainly to lawn with gravelled borders, paved seating area,	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388889
infostives@elliswinters.co.uk
www.elliswinters.co.uk



£1,650 PER MONTH
SCOTTS CRESCENT
HILTON, PE28 9PG

PROPERTY SUMMARY

FOUR BEDROOM DETACHED HOME | SOUGHT-AFTER VILLAGE LOCATION | KITCHEN/DINING ROOM | FOUR-PIECE BATHROOM | GARAGE & DRIVEWAY | ADDITIONAL OFF-ROAD PARKING

Ellis Winters are pleased to offer this well-presented four-bedroom detached home, ideally situated in the sought-after village of Hilton. The property offers well-proportioned accommodation including a spacious lounge, kitchen/dining room, downstairs cloakroom and four-piece family bathroom.

Externally, the property benefits from a SINGLE GARAGE, DRIVEWAY AND ADDITIONAL OFF-ROAD PARKING, providing excellent parking provisions. Ideally positioned for access to local amenities and surrounding road links.

AVAILABLE MID NOVEMBER | DEPOSIT £1,750

4



1



1

