



Heath Cottage

Annexe, Thriplow Heath, Thriplow, Royston,
Cambridgeshire, SG8 7RS

£950 pcm

country
properties

This one bedroom furnished semi detached bungalow is available now. The property benefits from an internal hall way which leads to the kitchen/lounge, bedroom and bathroom. Externally there is one parking space and a patio area. Available mid August. EPC Rating D. Council Tax Band A.

- One bedroom semi detached bungalow
- Electric heating
- Available Mid August
- EPC Rating D
- Council Tax Band A
- Furnished

Ground Floor

Entrance

Front door leading to

Hallway

Laminate floor. Electric heater.

Kitchen/ Lounge

15' 08" x 10' 05" (4.78m x 3.17m) narrowing to 7' 04" x 5' 02"

Windows to front, side and rear. Laminate floor. Electric heater. Washing machine. Table and chairs. Cooker. Fridge.

Bedroom

10' 05" x 16' 01" (3.17m x 4.90m) Window to rear. Laminate floor. Desk. Side table. Lamp. Bookcase. Electric heater. Wardrobe. Bed.

Bathroom

7' 03" x 5' 03" (2.21m x 1.60m) Shower. Basin. Toilet. Window to front. Vinyl flooring.

Outside

Front

Patio area. One parking space.

Agents notes

Electric is on a prepayment meter that the landlord tops up, All electric costs are to be paid directly to the landlord.

Tenant is expected to give one weeks notice to allow time for landlord to top up the meter.



Agency fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of

England base rate from rent due date until paid in

order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.

Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a

locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00

per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

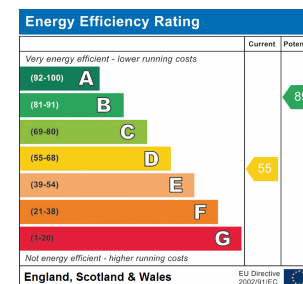
Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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Redress Scheme. Membership number D00609.

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Viewing by appointment only

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