



# Heath Cottage

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

£1,800 pcm

country  
properties

A three / four bedroom property comprising of two entrance halls, cloakroom, lounge, kitchen/diner, three/four bedrooms with one en-suite, family bathroom and the benefit of one allocated parking space. Council tax band E. EPC rating E. Holding Fee £415.38. Deposit £2,076.92. Available immediately.

- Three Bedrooms
- One Allocated Parking Space
- Council Tax Band E
- EPC Rating E
- Holding Fee £415.38
- Deposit £2,076.92

### Garden

One allocated parking space. Wooden gate to garden. Fully enclosed with wooden fencing. Mainly laid to lawn. Patio area leading from gate to doors. Outside lights. Outside tap. Plastic storage box. Plastic summer house. Wooden stable door into kitchen. UPVC double glazed patio doors into entrance hall.

### Entrance Hall

Tiled flooring. UPVC double glazed window to side aspect. Archway through to:

### Larger Entrance Hall

Tiled flooring. Stairs rising to first floor. UPVC double glazed window to rear aspect. Alarm control panel system. Smoke alarm. Telephone socket. Wooden door to under stairs storage cupboard. Wooden door into:

### Cloakroom

Tiled flooring. Low level WC. Wall mounted wash hand basin. Wall mounted ceiling extractor fan. Wooden door into:

### Lounge

17' 01" NT x 15' 07" x 12' 01" (5.21m NT x 4.75m x 3.68m) Concrete flooring. UPVC double glazed window to front aspect. Fire place with a working log burner. Double telephone socket. TV aerial point, Inset area with wooden shelving. Wooden door into:

### Kitchen/Diner

21' 03" x 17' 03" (6.48m x 5.26m) Concrete tiled flooring. Base units with work surface over. Ceramic one and a half bowl sink and drainer. Freestanding dishwasher. Freestanding washing machine. Freestanding oven with hob and extractor over. Island to centre of room. Wall mounted cupboard housing fuse box and electric meter. UPVC double glazed window to rear aspect. Wooden stable door into rear garden.

Dining Area: Concrete tiled flooring. UPVC double glazed window to front aspect. Wall mounted electric heater. Telephone socket. Recess areas with wooden shelving. TV aerial point.

### Stairs and Landing

Carpeted. UPVC double glazed window to rear aspect. Smoke alarm. Step up into secondary landing area. Wooden loft hatch (Not To Be Used). Wooden door opening into large storage area. Wooden door into:



## Family Bathroom

7' 08" x 8' 06" (2.34m x 2.59m) Vinyl flooring. UPVC double glazed window to rear aspect. Wall mounted extractor fan. Wash hand basin. Low level WC. Shower cubicle. Wall mounted heated towel radiator. Shaver socket. Wooden door to:

## Bedroom One

17' 03" NT x 16' 11" x 12' 05" (5.26m NT x 5.16m x 3.78m) Carpeted. UPVC double glazed window to front aspect. Wall mounted electric heater. TV aerial point. Wooden archway into:

## En-Suite

8' 06" x 8' 07" (2.59m x 2.62m) Vinyl flooring. Wooden skirting boards. Low level WC. Bath. Wash hand basin. Wall mounted heated towel radiator. UPVC double glazed window to side aspect. Wall mounted extractor fan.

## Bedroom Two

12' 02" x 12' 03" (3.71m x 3.73m) Carpeted. UPVC double glazed window to front aspect. Wall mounted electric heater. Freestanding wardrobe. TV aerial point. Wooden door to:

## Dressing Room / Bedroom Four

Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect. Recess area with fitted shelves. Wall mounted electric heater. Double wooden doors opening into double wardrobe.

## Bedroom Three

12' 11" x 11' 07" (3.94m x 3.53m) Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect. Smoke alarm. wall mounted electric heater. Wooden doors opening to storage area. TV aerial point.

## Agents Notes

Please note there is a swimming business operating at the adjoining building.

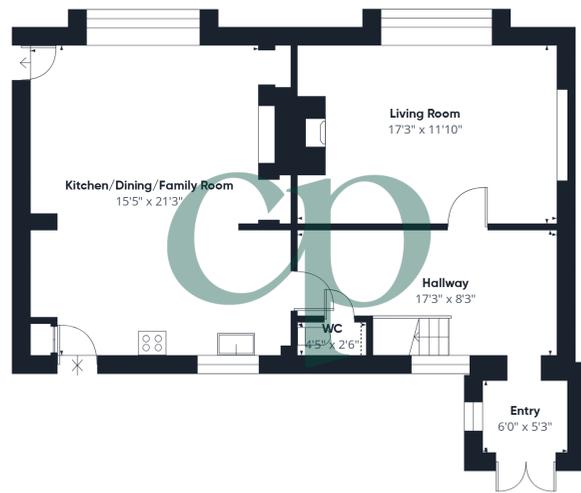
## Agency Fees

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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Floor 0



Floor 1



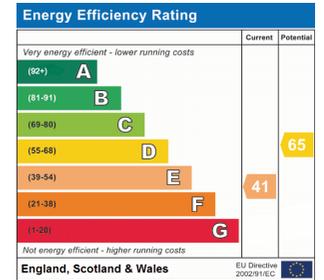
Approximate total area<sup>(1)</sup>  
1580 ft<sup>2</sup>  
Reduced headroom  
51 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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