



36, Maple Way

Melbourn, Royston,
Cambridgeshire, SG8 6BD
£1,350 pcm

country
properties

A recently redecorated three bedroom mid terrace property with parking. The property comprises of lounge/diner, kitchen, three bedrooms, family bathroom, rear garden and garage. Available Immediately. Google maps advise that the train station is 1.2 miles from the property. One small pet considered. EPC Rating D. Council Tax Band C.

- One Small Pet Considered
- Village Location
- Available Immediately
- Recently Redecorated
- Council Tax Band C
- EPC Rating D

Front Garden

Shingled area. Storage cupboard housing the boiler.

Entrance Hall

Front door leading to hallway. Stairs to first floor landing. Storage cupboard with plumbing for washing machine. Laminate flooring. Radiator.

Kitchen

7' 08" x 8' 05" (2.34m x 2.57m) Fitted range of units. Integrated gas hob and electric oven. Space for a fridge/freezer. Space for a dishwasher. Window to rear aspect. Door to rear aspect. Laminate flooring.

Lounge/Diner

13' 05" x 23' 01" (4.09m x 7.04m) Window to front aspect. Patio doors to rear aspect. Laminate flooring. Feature fireplace. Radiator.

First Floor Landing

Doors to all rooms. Airing cupboard housing the hot water tank.

Bedroom One

9' 08" x 11' 05" (2.95m x 3.48m) Window to front aspect. Radiator.

Bedroom Two

9' 08" x 10' 10" (2.95m x 3.30m) Window to rear aspect. Radiator.

Bedroom Three

8' 0" x 6' 05" (2.44m x 1.96m) Window to the front aspect. Radiator.

Bathroom

Side panel enclosed bath with shower. Low level WC. Wash hand basin. Heated towel radiator. Window to rear aspect.

Rear Garden

Mainly laid to lawn. Patio area. Garden shed.

Garage



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/

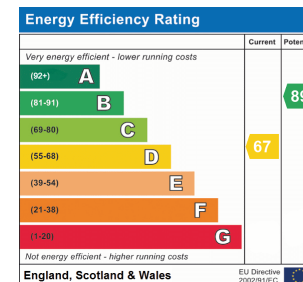
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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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

Viewing by appointment only

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