



29, Ash Grove

Melbourn, Royston,
Cambridgeshire, SG8 6BJ
£1,750 pcm

country
properties

A detached, four bedroom house in the popular village of Melbourn. The property comprises of entrance porch, cloakroom, lounge/diner, kitchen/breakfast room, sun room, four bedrooms, bathroom, garage and rear garden with off road parking for two cars. The property is available from mid December. EPC Rating D. Council Tax Band E. Holding fee £403.85. Deposit £2,019.23.

- Detached House
- Four Bedrooms
- Council Tax Band E
- EPC Rating D
- Holding Fee £403.85
- Deposit £2,019.23

Ground Floor

Entrance Porch

Double glazed entrance door into porch. Tiled flooring. Radiator. Stairs to first floor.

Cloakroom

Double glazed window to front. Low level W.C. Wash hand basin. Fully tiled.

Lounge/Diner

21' 4" x 10' 11" (6.50m x 3.33m)
Double glazed window to front. Two radiator. Tiled floor.

Kitchen/Breakfast

9' 7" x 11' 2" (2.92m x 3.40m)
Double glazed window to rear, and door to garden. Matching wall and base units with work top over. Stainless steel sink and drainer unit. Tiled flooring. Radiator. Electric oven and seperate electric hob. Extractor fan over. Under stairs storage.

Sun Room

11' 3" x 10' 11" (3.43m x 3.33m)
Tiled floor. Radiator. Dual aspect with window to side and window to rear. Door to garden.

First Floor

Master Bedroom

11' x 12' (3.35m x 3.66m)
Window to front. Radiator.

Bedroom Two

8' 1" x 11' 7" (2.46m x 3.53m)
Window to front. Radiator.

Bedroom Three

6' 6" x 9' 1" (1.98m x 2.77m)
Window to rear. Radiator.

Bedroom Four

6' 7" x 9' 1" (2.01m x 2.77m)
Window to rear. Radiator.

Bathroom

Panelled bath. Low level W.C. Wash hand basin. Shower cubicle. Radiator. Window to rear.



Externally

Front Of Property

Mostly laid to concrete and gravel. Off road parking for 2 cars. Access at side to rear of property. Single integral garage.

Rear Garden

Small patio area, mainly laid to lawn. Fully enclosed.

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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Viewing by appointment only

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