



12, The Fleet

Royston,
Hertfordshire, SG8 5BB
£1,600 pcm

country
properties

A three bedroom semi detached property comprising of Entrance Hall, Inner Hallway, Kitchen, Lounge, Dining Room, Cloakroom, En-suite to master bedroom, Family bathroom, Front and Rear Garden and the use of a garage. Available immediately. Google maps advise that the train station is 0.5 miles and a 12 minute walk from the property. EPC Rating D. Council Tax Band E. One small pet considered.

- Redecorated Throughout
- Available Now
- Garage and Off Road Parking for 4 Cars
- Three Double Bedrooms
- Cul de Sac Location
- EPC Rating D

Front Garden

Mainly laid to lawn shared with neighbour. Gravel driveway with parking for approximately four cars. Wooden gate to side access. TV satellite dish. Outside light.

Entrance Hall

UPVC double glazed door into:-
Wooden skirting boards. Coir mat. Wall mounted wooden coat hooks. Wooden door to:-

Inner Hallway

Laminate flooring. Wooden skirting boards. Radiator. Stairs rising to first floor. Smoke alarm. Wooden door to under stairs storage cupboard. Wooden door to garage.

Kitchen

8' 02" x 11' 07" (2.49m x 3.53m) Laminate flooring. Wooden skirting boards. Radiator. UPVC double glazed door to rear garden. Wooden window to rear aspect. Wall and base units with work surface over. Free standing oven and hob with extractor over. Free standing fridge/freezer. Free standing washing machine. Stainless steel sink and drainer. Wall mounted gas boiler. CO alarm.

Lounge

11' 11" x 13' 04" (3.63m x 4.06m) Carpeted. Wooden skirting boards. Radiator. Wooden doors to rear garden. Feature fireplace with hearth and surround. TV aerial point.

Dining Room

11' 04" x 8' 07" Narrowing To 7' 07" (3.45m x 2.62m x 2.31m) Laminate flooring. Wooden skirting boards. Radiator. Window to front aspect.

Cloakroom

Laminate flooring. Wooden skirting boards. Radiator. Wash hand basin. WC. Ceiling mounted extractor fan. Wall mounted medicine cabinet.

Stairs and Landing

Carpeted. Wooden skirting boards. Radiator. Smoke alarm. Two loft hatches (Not To Be Used). Wooden door to airing cupboard housing hot water tank and shelving.



Bedroom Two

11' 11" x 11' 06" (3.63m x 3.51m) Carpeted. Wooden skirting boards. Radiator. Wooden window to front aspect.

Bedroom Three

16' 01" x 8' 02" (4.90m x 2.49m) Carpeted. Wooden skirting boards. radiator. Wooden window to front aspect.

Bedroom One

13' 03" x Narrowing To 11' 04" x 11'11" (4.04m x Narrowing To 3.45m x 3.63m) Carpeted. Wooden skirting boards. Radiator. Wooden window to rear aspect. TV aerial point. Wall mounted wooden shelves.

En-Suite

Ceramic tiled flooring. Wooden skirting boards. Radiator. Shower cubicle. WC. Wash hand basin. Ceiling mounted extractor fan. Wall mounted medicine cabinet.

Bathroom

Wooden skirting boards. Radiator. Vinyl flooring. Wooden window to rear aspect. Wall mounted extractor fan. Low level WC. Wash hand basin. Bath with shower attachment. Wall mounted medicine cabinet.

Rear Garden

Mainly laid to lawn. Patio area. Wooden gate for side access. Mature shrubs and trees. Outside tap.

Garage

Up and over door. Concrete flooring. Power and light. Wall mounted fuse box.

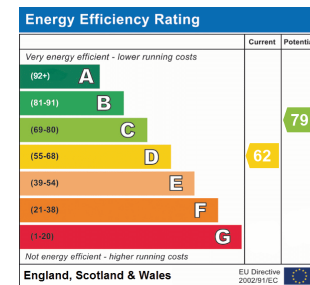
Agency Fees

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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