31, High Street

MELBOURN,
Cambridgeshire, SG8 6EB
£1,200 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

This two bedroom detached bungalow situated within South Cambridgeshire is available from the 1st July 2021. The property benefits from lounge, kitchen and dining room as well as two bedrooms and family bathroom. It has off road parking for 2 cars and garage to the side.

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- LOUNGE OPEN PLAN TO DINER
- FITTED KITCHEN
- DOUBLE GLAZED
- GOOD SIZED GARDENS
- PARKING TO SIDE PLUS GARAGE
- AVAILABLE 1ST JULY 2021

Accommodation

Entrance to Porch

Part glazed front door into Hall. Two radiators. Built-in storage cupboard. Loft access.

Dining Room

12' 0" x 8' 9" (3.66m x 2.67m)
Radiator. Open plan to Lounge. Double glazed door to rear garden.

Lounge

14' 3" x 11' 11" (4.34m x 3.63m)
Double glazed window to rear. Radiator. Marble feature fireplace.

Kitchen

12' 9" x 11' 0" (3.89m x 3.35m)
Range of refitted cream base and wall mounted units with wood work surfaces, inset 1 1/2 bowl stainless steel sink unit and tiled splash areas. Single oven with ceramic hob and extractor over. Space for washing machine and tall fridge freezer. Wood door to side. Door to Hall. Built-in storage cupboard housing wall mounted gas combi boiler. Radiator. Double glazed windows to front and side.

Bedroom 1

11' 11" x 9' 11" (3.63m x 3.02m)
Radiator. Double glazed window to rear.

Bedroom 2

11' 1" x 9' 11" (3.38m x 3.02m)
Radiator. Double glazed window to front.

Bathroom

Refitted white suite comprising low level wc, pedestal wash hand basin and paneled bath with shower mixer tap, curtain and rail. Double glazed frosted window to front. Tiling to walls. Tile effect flooring. Vertical chrome towel radiator.

External

Front Garden

Front gate and pathway leading to front door with lawned areas either side with mature shrub borders. Walled boundary. Access to side door, parking area and garage.

Side Garden

Driveway providing parking for 2-3 vehicles.

Rear Garden

Lawns, mature borders. Rear patio. Side storage shed.

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.
Redman Stewart ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609.
Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.

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

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | **E:** royston@country-properties.co.uk

www.country-properties.co.uk

COUNTRY PROPERTIES

PART OF HUNTERS®