



134, Church Street

Whaddon, Royston,  
Cambridgeshire, SG8 5RX  
£2,250 pcm

country  
properties



Four bedroom detached property available for rent in the sought after village of Whaddon but is only 3.8 miles (as per Google Maps) to Royston Train Station with direct links into London and Cambridge. Comprising of entrance hall, lounge, kitchen/diner, conservatory/sun room, cloakroom, utility room, four bedrooms with an en-suite to the master, family bathroom, rear garden overlooking fields and off road parking for several vehicles. Available immediately. EPC Rating E. Council Tax band F. Holding fee £519.23. Deposit £2,596.15.

- Four Bedroom Detached Property
- Off Road Parking for Several Cars
- EPC Rating E
- Council Tax band F
- Holding Fee £519.23
- Deposit £2,596.15

## Front Exterior

Gravel driveway with off road parking for several cars. Laid to lawn. Wooden gate to rear garden.

## Entrance Hall

Wooden skirting board. Wooden flooring. Wall mounted heated radiator. Stairs rising to first floor. Heating control thermostat. Smoke alarm.

## Lounge

19' 11" x 11' 11" (6.07m x 3.63m)

Wooden skirting boards. Wooden flooring. UPVC double glazed window to front aspect. Two radiators. Log burner (Not tested). UPVC double glazed bi folding doors to conservatory. CO2 alarm. Wall mounted plastic vent. TV aerial point. Wooden door into:-

## Kitchen/Diner

18' 06" x 11' 11" (5.64m x 3.63m)

Diner

Wooden skirting boards. Wooden flooring. Wall mounted heated radiator. UPVC double glazed bi folding doors to conservatory. Heating control panel.

Kitchen

Tiled flooring. Wall and base units with work surfaces over. Ceramic sink and drainer. Built in oven and grill. Built in hob with extractor over. Built in fridge/freezer/ Built in dishwasher. UPVC double glazed window to side aspect. UPVC double glazed door to rear garden.

## Conservatory/Sun Room

Tiled flooring. Surrounded with glass. Sliding door to garden.

## Cloakroom

Tiled flooring. Low level WC. Wash hand basin with vanity unit. UPVC double glazed obscured window to side aspect. Radiator.

## Utility Room

7' 10" x 7' 10" (2.39m x 2.39m)

Wooden skirting boards. Tiled flooring. Radiator. UPVC double glazed window to front aspect. Wall and base units with work surfaces over. Sink. Free standing fridge/freezer. Freestanding washing machine. Oil boiler, associated pipework and controls.





## Stairs and Landing

Wooden skirting boards. Wooden flooring. Stairs rising to first floor. Radiator. Double wooden doors opening to airing cupboard housing the hot water tank. Heating control thermostat. Loft hatch (Not To be Used). Two UPVC double glazed windows to front aspect.

## Bedroom Two

11' 11" NT x 9' 06" x 7' 04" (3.63m NT x 2.90m x 2.24m)

Wooden skirting boards. Carpeted. UPVC double glazed window to front aspect. Radiator. Free standing wardrobe.

## Bedroom Four

9' 11" x 12' 02" (3.02m x 3.71m)

Wooden skirting boards. Carpeted. Radiator. UPVC double glazed window to rear aspect. Wooden door opening to built in storage with fitted shelves.

## Bedroom One

14' 04" NT x 12' 03" x 9' 06" (4.37m NT x 3.73m x 2.90m)

Wooden skirting boards. Carpeted. Radiator. UPVC double glazed window to rear aspect. Double wooden doors opening to built in wardrobe with hanging rail and shelf. Wooden door into:-

## En-Suite

5' 11" x 6' 08" (1.80m x 2.03m)

Tiled flooring. UPVC double glazed obscured window to rear aspect. Wall mounted heated towel radiator. Wash hand basin with vanity unit. Low level WC. Walk in shower. Ceiling mounted extractor fan.

## Bedroom Three

11' 01" x 7' 11" (3.38m x 2.41m)

Wooden skirting boards. Carpeted. UPVC double glazed window to front aspect. Radiator.

## Garage

A third of the garage is sectioned off securely and used for storage purposes, however the remainder of the double garage can be used and will accommodate a car or can be used as storage.

## Rear Garden

Mainly laid to lawn. Mature shrubs and trees. Patio areas. Outside tap. Oil tank. Outside lights.

## 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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