



6, Cedar Close

Melbourn, Royston,
Cambridgeshire, SG8 6BL
£1,425 pcm

country
properties

Three bedroom detached residence with good parking, front garden and sizeable rear garden comprising of entrance, lounge/diner, kitchen, three bedrooms and bathroom. Available late May. EPC Rating TBC. Council Tax Band D. Holding fee £328.85. Deposit £1,644.23.

- Three Bedrooms
- Front and Rear Gardens
- Available Late May
- Council Tax Band D
- Holding Fee £328.85
- Deposit £1,644.23

Ground Floor

Entrance Hallway

Part glazed entrance door leading into hallway with stairs to first floor and door leading into lounge.

Lounge/Diner

21' x 13' > 10' 5" (6.40m x 3.96m > 3.18m) Double glazed window to front and rear with patio doors to rear garden. Door way to kitchen.

Kitchen

10' 4" x 7' 10" (3.15m x 2.39m) Fitted with a range of base and wall units, worktops and tiled splash backs. Fitted oven, hob, and other appliances are available. Double glazed window to rear and personal door to side.

First Floor

Landing

Door to all bedrooms and bathroom. Loft hatch (not to be used) and built in airing cupboard.

Bedroom 1

13' 1" x 9' 3" (3.99m x 2.82m) Double glazed window to rear. Built in wardrobe.

Bedroom 2

11' 6" x 10' 1" (3.51m x 3.07m) Double glazed window to front.

Bedroom 3

7' 11" x 7' 10" (2.41m x 2.39m) Double glazed window to front.

Bathroom

Fitted with bath, close coupled w.c., wash hand basin and separate shower cubicle, with double glazed window.

External

Front Garden

Gravel Frontage and driveway leading to integral garage

Rear Garden

Enclosed rear garden in excess of 75ft laid to lawn with patio and side access to front.



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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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