



1, Westbrook Close

Steeple Morden, Royston,
Cambridgeshire, SG8 0NY
£2,100 pcm

country
properties

An opportunity not to be missed! We are delighted to offer for rent this four bedroom detached family home located in the Popular village of Steeple Morden with countryside views. Comprising of entrance hall, playroom, cloakroom, kitchen, lounge/diner, conservatory, office, four bedrooms, family bathroom, en-suite, double garage, south facing rear garden and off road parking. Council Tax Band E. EPC E. Available early August. Holding fee £484.62. Deposit £2,426.07.

- South Facing Rear Garden
- Country Side Views
- Double Garage
- Four Bedroom Detached Family Home
- Holding Fee £484.62
- Deposit £2,423.07

Front Garden

Tarmac driveway. Mainly laid to lawn. Outside tap. Double garage. Mature trees and shrubs. Electric car charging point. Front door into:-

Porch

Coir mat. Wooden skirting boards. UPVC double glazed window to front aspect. UPVC double glazed window to side aspect.. Step up and door into:-

Entrance Hall

Wooden flooring. Wooden skirting boards. Stairs rising to first floor. Radiator. Heating thermostat. Wooden doors to all rooms.

Playroom/Second Office

Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. UPVC double glazed window to side aspect. Double wooden cupboard housing washing machine and tumble dryer (Please note that both of theses appliances are gifted items). Storage with shelving.

Cloakroom

Wooden flooring. Wooden skirting boards. Area for hanging coats. UPVC double glazed obscured window

to side aspect. WC. Wash hand basin. Fuse box.

Kitchen

Wooden flooring. Wooden skirting boards. UPVC double glazed window to rear aspect. UPVC double glazed obscured window to side aspect. Wall and base units with work surfaces over. One and a half bowl sink and drainer. Freestanding fridge/freezer. Built in dishwasher. Built in hob with extractor over. Built in whirlpool oven. Radiator. Oil boiler. CO Alarm.

Lounge/Diner

Parquet flooring. Wooden skirting boards. Two radiators. UPVC double glazed window to rear aspect. Feature fireplace (Not To Be Used). Sliding doors from lounge into conservatory. Double wooden doors from dining room to conservatory.

Conservatory

Wooden flooring. Wooden skirting boards. Two radiators. Wooden double doors to rear garden.

Office

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

Stairs and Landing

Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Radiator. Loft Hatch (Not To Be Used). Wooden door to airing cupboard housing hot water tank and fitted shelves.

Bedroom One

Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect. Radiator. Wooden door to built in wardrobe. Door to:-



En-Suite

Vinyl flooring. Wooden skirting boards. UPVC double glazed obscured window to side aspect. WC. Wash hand basin. Bath with shower attachment. Ceiling mounted extractor fan. Wall mounted heated towel radiator.

Bedroom Two

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Wooden doors to built in wardrobe

Bedroom Three

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to side aspect. UPVC double glazed window to rear aspect. Fully fitted wardrobes/

Bathroom

Tiled flooring. Wooden skirting boards. UPVC double glazed obscured window to side aspect. Bath with shower over. Wash hand basin with vanity unit. WC. Wall mounted heated towel radiator. Ceiling mounted extractor fan.

Bedroom Four

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

Double Garage

Double garage. Power and light.

Rear Garden

Mainly laid to lawn. Fully enclosed metal gate leading to side garden. Outside light. Patio area. Wooden shed. Outside electric socket.

Side Garden

Wooden gate. Pathway leading to side door into kitchen. Metal gate leading to rear garden. Oil tank. Soil borders. Outside light. Outside tap.

Location

Steeple Morden is a village and civil parish in Cambridgeshire, England, about 15 miles south west of

Cambridge and 5 miles west of Royston surrounded by tranquil countryside and farmland. The village is well known locally for its strong sense of community and has a range of local amenities including a pub, village hall, and shop as well as a popular C of E primary school and the historic 13th Century church that serves as the local focal point of the village. The property is located approximately 2 miles from Ashwell & Morden Railway Station with direct links to London Kings Cross and Cambridge.

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	67
(21-38) F		
(1-20) G		
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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