



**Oliver  
Minton**  
*Sales & Lettings*

**93 TempleMead,  
Roydon**

**CM19 5ED**

**£1,995 PCM**



Having undergone full re-decoration and occupying a large corner plot with picturesque views over open countryside, we are delighted to offer this immaculate, spacious family home. Downstairs accommodation comprises of entrance hall, downstairs WC, three reception rooms, one of which is currently used as an office. Larger than average kitchen/ diner with island, white goods and utility room to side. Upstairs there are three double bedrooms with picturesque views over open countryside and family bathroom. To the rear there is a large garden with summerhouse with light and power and further shed. To the front of the property there is off road parking for several vehicles.

Roydon High Street offers a convenience store/post office, chemist, pubs and restaurants as well as a picturesque village green. Short walk to Roydon train station which provides service in to London Liverpool Street within approximately 33 minutes. PET CONSIDERED



## Notes to Potential Tenants

### SERVICES

GAS CENTRAL HEATING, MAINS WATER, MAINS ELECTRICITY AND Mains DRAINAGE

BROADBAND AND MOBILE PHONE SERVICE AVAILABILITY CAN BE CHECKED AT <https://checker.ofcom.org>

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Oliver Minton Letting Agency)

Holding Deposit: 1 week's rent

Deposit: equal to 5 weeks' rent

During the tenancy (payable to the Agent)

For English properties:

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate in interest

Payment for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

ALL OF OUR DEPOSITS ARE HELD IN THE DEPOSIT PROTECTION SERVICE

WE USE PROPERTYMARK FOR OUR CLIENT MONEY PROTECTION

OLIVER MINTON LETTINGS ARE REGULATED BY THE PROPERTY OMBUDSMAN

## Area Map



## Floor Plans

**Tenure:**

**Council Tax Band: D**

**Viewing Arrangements:**

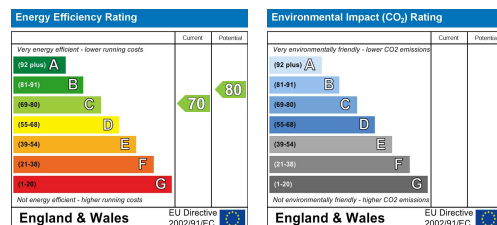
Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

Email: [puckeridge@oliverminton.com](mailto:puckeridge@oliverminton.com)

View all our properties at [www.oliverminton.com](http://www.oliverminton.com)



**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.