



39 The Moor

Melbourn, Royston, SG8 6ED

BROWN & CO



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- 1223 sq. ft.
- Versatile single storey living
- High specification throughout
- Well situated for local amenities
- Driveway parking
- Peaceful enclosed rear garden



DETAILED DESCRIPTION

An impressive, extended three-bedroom detached bungalow situated in a peaceful position within this sought after south Cambridgeshire village. The well-planned accommodation extends to approximately 1223 sq. ft. and is finished to a high specification throughout with the added benefit of driveway parking and a well-established enclosed rear garden.

LOCATION

Melbourn is a well-regarded and historic village situated in South Cambridgeshire, offering a desirable balance of rural charm and modern convenience. Located just off the A10, the village provides excellent transport connections to Cambridge (approximately 10 miles to the north) and Royston (around 3 miles to the south), both of which offer extensive employment, education, shopping, and transport facilities. Royston railway station provides fast and frequent mainline services to London King's Cross and Cambridge.

The village itself offers a comprehensive range of local amenities, including a primary school, Melbourn Village College (part of the Cam Academy Trust), a health centre, shops, public houses, and recreational facilities. Nearby, the science and business parks at Melbourn and Royston provide local employment opportunities in a variety of sectors.

Melbourn also benefits from excellent access to the wider regional road network, including the A505, A10, M11, and A1(M), facilitating convenient travel across Cambridgeshire, Hertfordshire, and beyond.



ACCOMMODATION

Ground floor

Entrance Hallway

With entrance door, window to the front aspect, wood effect flooring, opening to living room and kitchen diner/ day room, doors to bedrooms and family bathroom

Living room

With window to the front aspect, wood burning stove with natural stone hearth and wooden mantle over, wood effect flooring

Kitchen diner/ day room

A remarkable open plan living space illuminated with two large lantern roof lights and benefitting from underfloor heating, window to the rear aspect, kitchen area with two tone kitchen with a range of eye and base level units, quartz counter with inset butler sink with Quooker boiling water tap over, freestanding electric oven with five ring hob, American style fridge freezer, integrated dishwasher, under counter wine fridge, wood effect flooring, lounge area with wall mounted TV and bifold doors opening to the patio area, door to utility room

Utility room

With door to front, range of eye and base level units, counter with inset sink and chrome mixer tap over, integrated washer dryer, wood effect flooring, underfloor heating, door to guest cloakroom

Guest cloakroom

With window to the rear aspect, underfloor heating, vanity unit with basin and chrome mixer tap over, low level wc

Bedroom one

With window to the front aspect, fitted wardrobes

Bedroom two

With window to the side aspect

Bedroom three

With window to the side aspect, cupboard housing electric meter

Family bathroom

With window to the side aspect, contemporary suite comprising; low level wc with eco flush button, double vanity unit with basins and mixer taps over, free standing bath and shower cubicle with glass and chrome sliding door, part tiled walls, tiled floor, chrome heated towel rail



GENERAL REMARKS AND STIPULATIONS

Rent: £2,000 per calendar month payable in advance.

Type of Let: Unfurnished Assured Shorthold tenancy.

Services: The tenants will be responsible for all services and council tax.

Availability: January 2026

Term of Tenancy: 6 months.

EPC: TBC

Tax Band: Band D, £2,414.52 per year

Local Authority: South Cambridgeshire District Council.

Viewings: Strictly by prior appointment through the letting agents Brown&Co.

References are undertaken by an external referencing agency and are subject to a minimum 5 day waiting period. The tenancy will not commence until we have received satisfactory references.

Before the tenancy starts payable to Brown&Co:

- Holding Deposit (if required): One week's rent
- Deposit – £2,300 - The equivalent of 5 weeks rent, returnable at the end of the tenancy subject to there being no breaches of the terms of the tenancy. Deposits are lodged with the Deposit Protection Service in compliance with current legislation

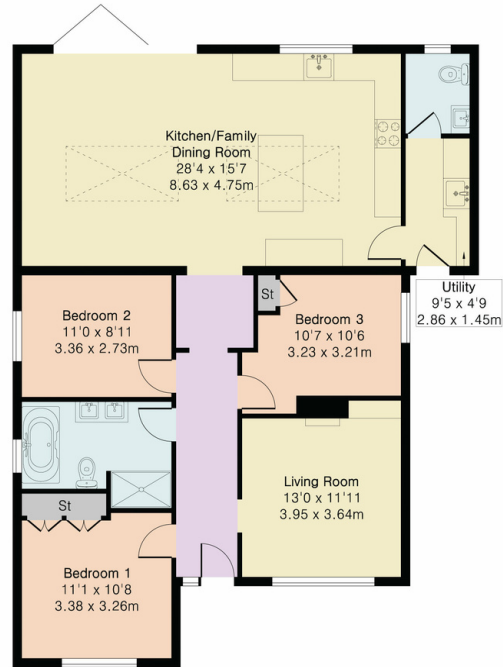
During the tenancy payable to Brown & Co:

- Variation of Contract at your request: £50 (inc. VAT) per agreed variation.
- Change of Sharer at your request: £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.
- Early Termination at your request: You will be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.
- Unpaid Rent - payment of interest charged at 3% above the Bank of England Base Rate
- Lost key(s) or other Security Device(s): You are liable to the actual cost of replacing any lost key(s) or other security devices(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys will be charged to you. If extra costs are incurred there will be a charge to you of £15 per hour (inc. VAT) for time taken replacing lost key(s) or other security devices(s).

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Approximate Gross Internal Area 1223 sq ft - 114 sq m

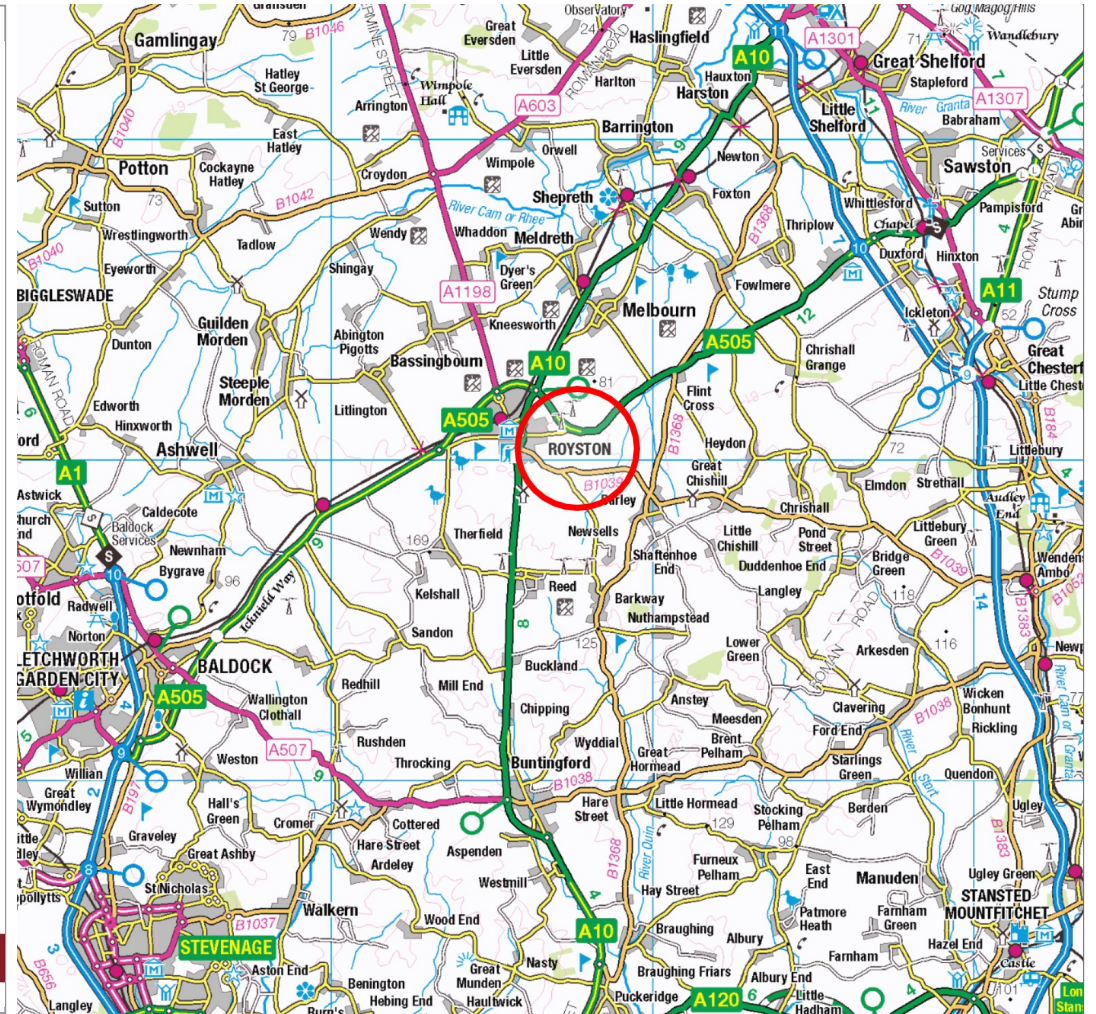


Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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