



Deynes Road, Saffron Walden, CB11 3LG

CHEFFINS

Deynes Road

Debden, Saffron Walden,
CB11 3LG

This delightful old granary conversion has character features throughout with a large double bedroom, living room, kitchen and en-suite bathroom. There is parking for one car and small garden area. Available late September on a furnished basis. EPC Rating D and Council Tax band B. Cat friendly.

LOCATION

The much sought after and highly regarded village of Debden offers a fine church, excellent primary school, shop, recreational ground and two Inns. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 3 miles away. Newport mainline station is 2 miles and the M11 access is at either Bishop's Stortford (junction 8) or Stump Cross (junction 9).

1 1 1

£1,250 PCM





GROUND FLOOR

KITCHEN/BREAKFAST ROOM

With storage and surface space as well as electric cooker and under counter fridge freezer. Steps up to dining area and window to rear aspect.

LIVING ROOM

Windows to the front and rear aspects. Understairs storage cupboard and stairs ascending to first floor.

FIRST FLOOR

BEDROOM

Vaulted ceiling with exposed beams, windows to front and rear aspects and walk-in wardrobe. Access to:

EN SUITE

White four piece suite with separate bath and shower cubicle, low level W/C and washbasin. Obscured window overlooking the side aspect.

OUTSIDE

Parking for one car to the front of the property and small garden area to the rear.

VIEWINGS

Strictly by appointment through the Agent.

LETTING AGENT NOTES

Holding deposit : £288.00

Deposit - £1,407

EPC Rating D

Council Tax - B

Square Footage - 733.1

Property Type - Detached barn conversion

Property Construction - Timber frame and tiled roof

Parking - Parking for 1 car

Rights of Way, Easements, Covenants - N/A

Electric Supply - Mains

Gas Supply - N/A

Water Supply - Mains

Sewerage - Drainage to a public sewer

Heating - Oil boiler and radiators.

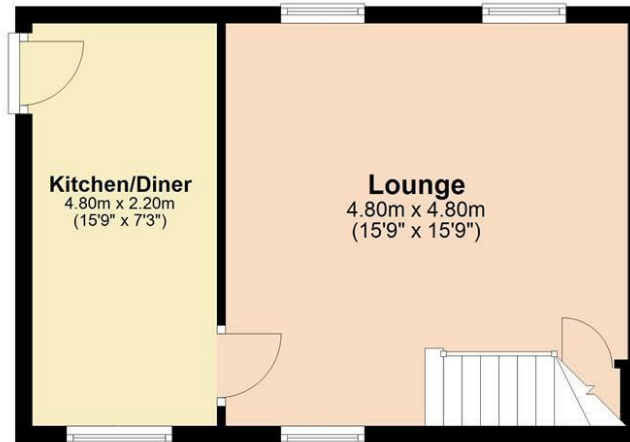
Broadband Connected - Yes

Broadband Type - FTTC

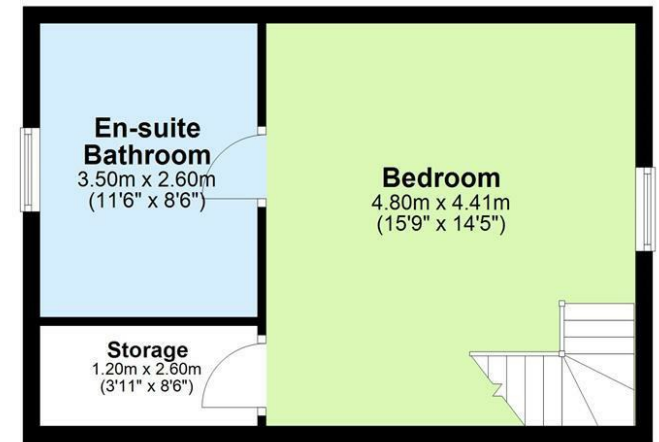
Mobile Signal/Coverage - Fair



Ground Floor
Approx. 34.1 sq. metres (366.5 sq. feet)



First Floor
Approx. 34.1 sq. metres (366.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

£1,250 PCM
Council Tax Band – B
Local Authority – Uttlesford

Total area: approx. 68.1 sq. metres (733.1 sq. feet)

Agents note:
[For more information on this property please refer to the Material Information Brochure on our website.](#)

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

