



The Pad, The Paddocks Wimbish Manor Estate, Fowlmere Road, Shepreth, Royston, SG8 6QP

RENT: £1,200 pcm

DEPOSIT: £1,380

AVAILABLE: Available Now

EPC RATING: C

COUNCIL TAX: N/A

VIEWING NOTES:

Entrance door to:

OPEN PLAN LIVING ROOM/KITCHEN: 20' 3" x 11 (6.18m x 3.36m) Wooden patio doors to side aspect. A range of fitted wall and base units with work surfaces over and breakfast bar. Part tiled splashback. Beko electric cooker with stainless steel extractor hood over. Stainless steel single drainer sink unit with mixer tap. Tiled floor throughout. Radiator. Spotlights.

UTILITY ROOM: 7' 7" x 7' 2" (2.31m x 2.18m) Enclosed Butler sink with wooden drainer and mixer tap. Bosch washing machine. Tiled floor. Spotlights. uPVC double glazed window to side aspect. uPVC glazed back door to outside decked seating area.

BATHROOM: Double glazed uPVC window to rear aspect. Wall mounted wash hand basin with mixer tap. Low level toilet. Panel enclosed bath. Corner shower cubicle with shower over. White heated towel rail. Shaver point. Mirror. Tiled walls and floor. Spotlights.

STAIRS TO FIRST FLOOR:

BEDROOM: 22' 2" x 18' 10" (6.75m x 5.73m) uPVC double glazed doors to front aspect with Juliette balcony. uPVC double glazed casement window to rear aspect. Two Velux windows. Television point. Radiators.

OUTSIDE: Decked seating area with steps down into laid to lawn garden with mature trees and shrubs.

PARKING: One car at the front of the property.

Energy performance rating C. Council tax and water included in rent.

Please note that the tenant is responsible for electric and gas usage.

SAB are acting on a 'Let Only' basis, and the landlord will manage the property throughout the tenancy.

There is a broadband connection to this property - speed strengths may vary across different providers with further details available at Ofcom. There is mobile phone signal coverage to this property - signal strengths may vary across different providers.