



Turpins Ride, Royston, Herts, SG8 9EF

RENT: £1,200 pcm
DEPOSIT: £1,380
AVAILABLE: 15th December 2026
EPC RATING: C
COUNCIL TAX: C
VIEWING NOTES:

STORM PORCH: Recessed spotlights. uPVC double glazed door to:

RECEPTION HALL: 9' 1" x 5' 10". (2.77m x 1.77m). Stairs to first floor. Storage recess under with cupboard housing fuse panel and central heating thermostat. Radiator. Three recessed spotlights. Laminate floor. Doors to:

LOUNGE: 14' 4" x 12' 2". (4.36m x 3.71m). Laminate floor. Double radiator with ornate cover. uPVC double glazed windows and French doors to:

CONSERVATORY: 10' 7" x 8'. (3.22m x 2.45m). Triple aspect room with uPVC double glazed vaulted roof. French doors to rear. Under floor heating and double radiator. Tiled floor.

KITCHEN: 9' 1" x 5' 11". (2.77m x 1.81m). Range of white wall and base units with granite style work surfaces. Tiled splashback. Brushed stainless steel four ring gas hob. Electric oven and extractor hood. Stainless steel single drainer sink unit with mixer tap. Automatic washing machine. Fridge/freezer. Glazed display cabinet. uPVC double glazed window to front. Laminate floor. Radiator. Coved ceiling.

FIRST FLOOR LANDING: Three recessed spotlights. Coved ceiling. Smoke detector. Doors to:

BEDROOM ONE: 12' 2" x 9' 8". (3.71m x 2.94m). uPVC double glazed window to rear. Radiator.

BEDROOM TWO: 8' 11" x 7' 5". (2.71m x 2.26m). Plus door alcove and built in wardrobe and further cupboard housing 'Volkera' gas fired combination boiler supplying central heating and endless domestic hot water. uPVC double glazed window to front. Radiator.

SHOWER ROOM: White suite. Quadrant shower cubicle with shower attachment. Chrome furnished glazed sliding doors. Low level toilet. Vanity unit with inset wash hand basin with cupboard under. Chrome towel rail. Extractor fan. Four recessed spotlights.

FRONT GARDEN: Landscaped and laid mainly to lawn. Shrub beds with slate chippings. Path to front.

DRIVEWAY: Providing off road parking for one vehicle with guest spaces adjacent. External water and gas meters.

REAR GARDEN: Paved steps and patio area extending to lawn. Fencing to sides and rear with gate. Timber shed.

Energy performance rating C. Council tax band /C.

No students, professionals accepted, and government benefits considered on application and subject to a guarantor. Smoking not permitted.

Pets may be permitted subject to landlord approval. Any request to keep a pet will be considered reasonably and in accordance with legislation.

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.

LOCAL AREA INFORMATION: Royston is a historic market town located on the Hertfordshire/Cambridgeshire border, widely regarded as an excellent commuter town thanks to its strong transport links to both Cambridge and London. The town is conveniently situated near the junction of the A505 and A10 roads, offering easy road access across the region. Royston railway station provides direct train services to London King's Cross in approximately 40 minutes and to Cambridge in just 15–20 minutes, making it ideal for professionals, students, and families alike. Within the town, there are town centre car parks, local bus links, and a range of public services.

The area is also rich in history. One of its most unique landmarks is the Royston Cave-a man-made underground chalk chamber beneath the town centre, featuring medieval religious carvings. The origins of the cave remain a mystery, with theories ranging from use by the Knights Templar to a hermit's cell. For outdoor leisure, Therfield Heath offers expansive chalk grassland, walking trails, and scenic views over the town. It's also home to Royston Golf Club. Additionally, the Priory Memorial Gardens, located in the town centre, offer landscaped gardens, a children's play area, and a peaceful place for relaxation.

Royston hosts a twice-weekly market every Wednesday and Saturday at Market Hill, offering a variety of fresh produce, local goods, and artisan stalls. The town features a mix of independent shops, high-street brands, cafés, restaurants, and traditional pubs, contributing to a welcoming and community-focused atmosphere. The town supports an active lifestyle with several local sports clubs, including tennis, hockey, cricket, and rugby.

In terms of education, King James Academy Royston provides a through-school model for students aged 9–16, formed by the merger of previous middle and upper schools. The area also includes a selection of primary and first schools, such as St Mary RC, Icknield Walk First, and others.