



Turpins Ride, Royston, Hertfordshire SG8 9EF

RENT: £1,200 pcm

DEPOSIT: £1,380

AVAILABLE: 4th September 2026

EPC RATING: C

COUNCIL TAX: C

VIEWING NOTES:

Entrance door to:

ENTRANCE HALL: Stairs to first floor. Marmoleum flooring. Smoke detector. Radiator. Telephone point.
Doors to:

LOUNGE: 14' 2" x 12' 2". (4.33m x 3.71m). Wooden glazed window to rear and patio doors to rear garden. Television point. Double radiator. Carpet. Ceiling light.

KITCHEN: 8' 12" x 5' 11" (2.74m x 1.8m) Range of stone green coloured fitted wall and base units. Part tiled walls. Granite effect roll edge work surfaces. Stainless steel single drainer sink unit with mixer tap. Cooker and hob with extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Wooden glazed window to front with blind. Vinyl flooring.

FIRST FLOOR LANDING:

Smoke detector. Doors to:

BEDROOM ONE: 12' 2" x 9' 8". (3.71m x 2.95m). Wooden glazed window to rear. Double Radiator. Carpet. Ceiling pendant & shade. Curtain pole and curtains.

BEDROOM TWO: 8' 11" x 7' 5". (2.73m x 2.25m). Wooden glazed window to front. Double radiator. Cupboard housing gas fired boiler supplying central heating and domestic hot water. Ceiling pendant & shade. Curtain pole and curtains.

BATHROOM: White suite comprising panel enclosed bath with shower over. Low level toilet. Pedestal wash hand basin with tiled splashback. Radiator. Extractor fan.

FRONT GARDEN: Path to front door. One off road parking space.

REAR GARDEN: Laid mainly to lawn. Patio area. Fencing to sides and rear. Gated rear access. Shed.

Energy performance rating C. Council tax band C.

Please note that the tenant is responsible for all utility bills and council tax.

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.