



**Oliver
Minton**
Sales & Lettings

**10 High Street,
Roydon,
Essex CM19 5HJ**
£1,795 PCM



UNFURNISHED, individual, four bedroom, detached property located in the heart of the village close to amenities and the train station. Immaculate throughout and retaining many character features. Accommodation comprises spacious lounge/dining area with separate second reception area sharing dual facing log burner. Luxury fitted Kitchen with Carrera worktops to include white goods (tenant to provide own washing machine). Downstairs bathroom with roll top bath. Upstairs there are a three double bedrooms and generous single and a further family bathroom with over bath shower. To the rear of the property is a large, secluded easy maintenance garden.

The village convenience store, pubs, shops, church and Roydon mainline train station are all within easy walking distance. Roydon mainline train station is on the Stansted Express line and provides frequent service in to London Liverpool Street in approximately 36 minutes.

STRICTLY NO PETS. Whilst there is no allocated parking to the front of the property, there is a free public car park a very short walk from the property



NOTES TO POTENTIAL TENANTS

REFERENCES - Please only enquire if you pass the reference criteria

- Collective Gross Income: Minimum multiple of 30 times the monthly rental
- NO CCJ's, IVA's or history of bad credit
- Positive landlord reference (if applicable)

<https://tenanthehelp.goodlord.co/s/article/What-is-Goodlord-referencing>

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Oliver Minton Letting Agency)

Holding Deposit: 1 week's rent
Deposit: equal to 5 weeks' rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement
Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate in interest

Payment for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

ALL OF OUR DEPOSITS ARE HELD IN THE DEPOSIT PROTECTION SERVICE
WE USE PROPERTYMARK FOR OUR CLIENT MONEY PROTECTION
OLIVER MINTON LETTINGS ARE REGULATED BY THE PROPERTY OMBUDSMAN

Area Map



Floor Plans

Tenure:

Council Tax Band: E

Viewing Arrangements:

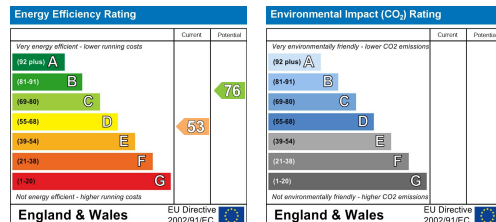
Strictly by appointment

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Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.