



Turpins Ride, Royston, Herts, SG8 9EF

RENT: £1,200 pcm

DEPOSIT: £1,380

AVAILABLE: Available Now

EPC RATING: C

COUNCIL TAX: C

VIEWING NOTES:

ENTRANCE HALL: Stairs to first floor. Telephone point. Heating thermostat control. Pendant light. Carpet.

LOUNGE: 14' 2" x 12' 2". (4.33m x 3.71m). Window and French doors to rear garden. Television and telephone points. Double radiator. Pendant light. Carpet.

KITCHEN: 9' 1" x 8' 5". (2.78m x 2.56m). Newly fitted range of fitted wall and base units. Tiled splashbacks. Veneered work surfaces. Stainless steel single drainer sink unit with mixer tap. Zanussi gas cooker and hob. Extractor hood. Plumbing for washing machine. Space for fridge. Window to front. Radiator. Vinyl flooring.

FIRST FLOOR LANDING:

Smoke detector. Doors to:

BEDROOM ONE: 12' 2" x 9' 8". (3.71m x 2.95m). Window to rear. Telephone point. Radiator. Pendant light. Carpet.

BEDROOM TWO: 8' 11" x 7' 5". (2.73m x 2.25m). Window to front. Telephone point. Radiator. Cupboard housing gas fired boiler supplying central heating and domestic hot water. Pendant light. Carpet.

SHOWER ROOM 6' 2" x 6'. (1.87m x 1.82m). Brand new shower room, White suite comprising low level toilet, wash hand basin, enclosed shower cubicle, shaver point, mirror, extractor fan, downlights, chrome heated towel rail, vinyl flooring.

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

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

Energy performance rating C Council tax band C.

Professionals only. No smokers. No pets. No sharers. No students. The landlord will potentially consider either a 6 or 12 month fixed term tenancy initially, to be discussed on application.

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

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.