

01223 841842 | bidwells.co.uk


BIDWELLS



121a Thoday Street, Cambridge, CB1 3AT

Rent: £1,400 pcm
Unfurnished

Beautifully presented 2 storey 3 bedroom Victorian property in the popular area off Mill Road.

Available: 7th October 2019

Regret No Students, Sharers, Smokers or Pets

Location

Situated in the Romsey district of Cambridge, Thoday Street is a popular residential road conveniently located close to Mill Road which provides a good range of shops and facilities.

City Centre 1 mile, Mainline Railway Station 0.75 of a mile, Addenbrooke's Hospital 2 miles, Cambridge Science Park 3 miles (distances are approximate).

Description

This superbly presented Victorian townhouse offers spacious accommodation over 2 floors suitable for a variety of family needs. The property retains many period features including attractive fireplaces, sash windows, panelled doors, and stripped floorboards. To the rear is a private, fully enclosed garden which includes a timber bike store.

Particular Features of Note:

- **Approximate Gross internal area 947 sq. ft. (88 sq. m.)**
- **Period features including moulded arch, picture rails, sash windows, fireplaces, exposed floor boards and panelled doors.**
- **Fully fitted kitchen with a range of wall and base units and heat resistant work tops. Intergrated appliances comprising fridge freezer, dishwasher, washing machine, electric oven, halogen hob and extractor hood.**
- **Sitting room with bay window and attractive fireplace.**
- **Master bedroom with double windows, in built storage cupboards, original floorboards and decorative fireplace.**
- **Family bathroom comprises of white bath with power shower over, hand basin, WC and heated tower rail**
- **Gas fired central heating with pressurised hot water system and accumulator.**
- **Newly landscaped garden with shed housing bins and a coal/log store.**
- **On street parking - no resident permit required.**



Living Room



Master Bedroom



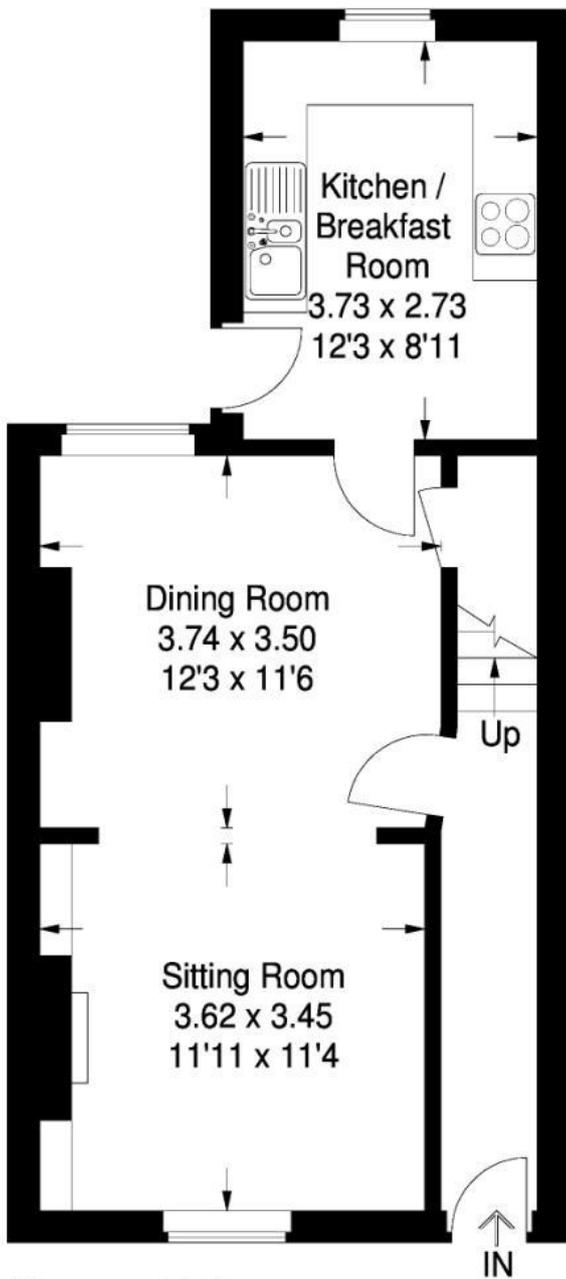
Bedroom 2



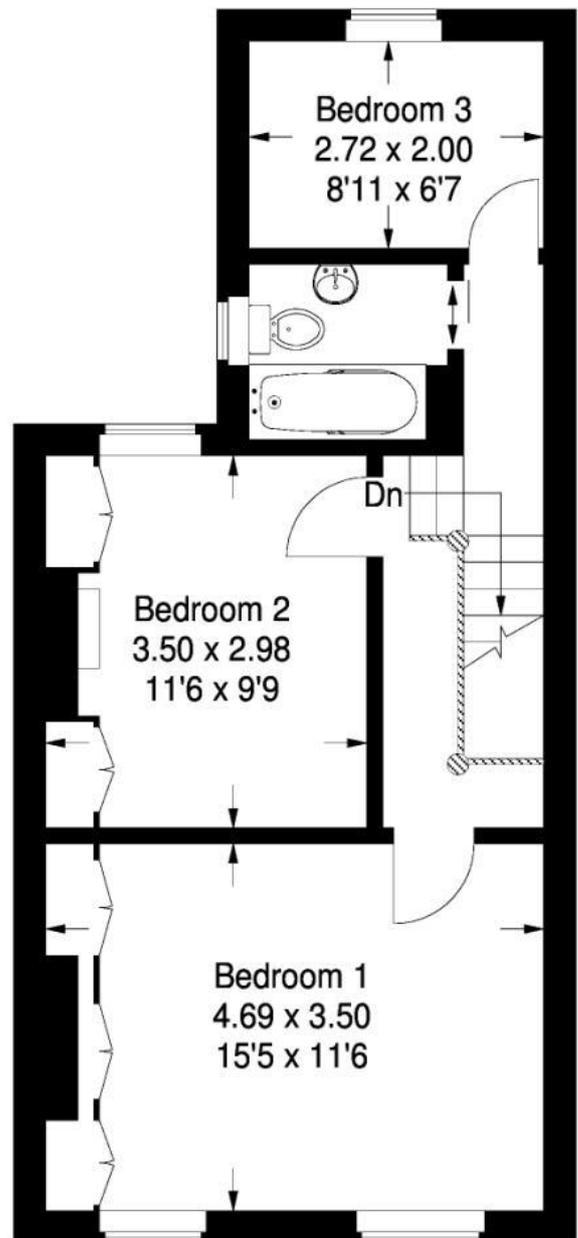
Garden

121A Thoday Street, Cambridge ,CB1

Approximate Gross Internal Area
88 sq m / 947 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Local Authorities

Before moving into a rental property, it is essential for the tenant to contact the local service authorities to take over supplies. Listed below are some helpful telephone numbers:

Electricity enquiries
MPAS 08456 015467

Gas enquiries
TRANSCO 08706 081524

Council Tax
Cambridge City Council
01223 457790

Water
Cambridge Water Company
01223 706050

Rent

Rent: £1,400 pcm Unfurnished.

Deposit

£1,615, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£323.00

Once your application has been accepted, in order to reserve the property, the above holding deposit will need to be paid. Once received, we shall be able to start the referencing process. The holding deposit will be returned to you within 15 calendar days, unless the referencing and signing of the Tenancy Agreement exceeds this timeframe.

Please note this will be withheld if any relevant person (including guarantor(s) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee).

References

References are undertaken by an external referencing agency and are subject to a minimum four day waiting period. A tenancy will not be formally offered until we have received satisfactory references.

Payment

The first payment of the rent, deposit and professional fee should ideally be paid by banker's draft. If the payment is to be made by cheque, then a period of at least four working days should be allowed to ensure that the cheque has cleared before the tenancy commencement date. Please note that we cannot release keys until we have received confirmation that cleared funds have been received. Thereafter, payment of rent must be made by standing order.

Viewing

Strictly by appointment with Bidwells, telephone 01223 841842.

Important Notice

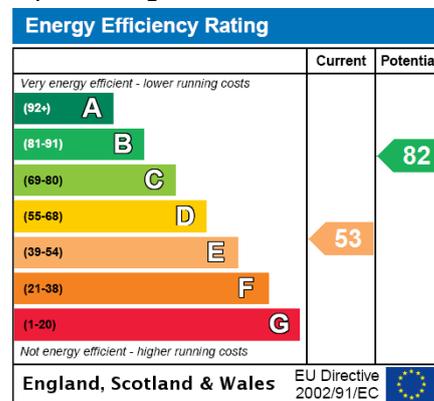
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells have not carried out a survey, nor tested the services, appliances or facilities. Tenants must satisfy themselves by inspection or otherwise. All prices are quoted exclusive of VAT unless confirmed otherwise.

Health & Safety

In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Energy Performance Certificate

To inspect the full EPC for this property please contact our office on 01223 841842. The graphs below show the property's energy efficiency and environmental impact rating.



Bidwells

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Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge CB2 9LD, where a list of members is available for inspection.

Bidwells is a member of and covered by the RICS Client Money Protection Scheme. Bidwells is also a member of The Property Ombudsman Redress Scheme.

This property is managed by Bidwells.