

01223 841842 | bidwells.co.uk



96 Clay Farm Drive, Trumpington, Cambridge CB2 9BY

Rent: £2,100 pcm
Unfurnished

A stunning recently built 3 bedroom family home in a popular South Cambridge village offering excellent access to the City Centre, Addenbrooke's Hospital and the Biomedical Campus, and major commuter routes.

Available: 24th November

Regret No Students, Sharers, Smokers or Pets

Location

The Halo development is situated just off Long Road in Trumpington, South Cambridge. It is conveniently located within walking distance of Addenbrooke's Hospital and the Biomedical Campus, and benefits from Trumpington's many local amenities as well as being a short distance from the City Centre.

The guided bus lane is just a short distance away and provides access to the train station by foot or cycle. Regular buses run between Addenbrooke's Hospital and the City Centre, railway station and the Science Park.

The M11 is located 2 miles south, providing access to the A14 and A1 to the north and the M11/Stansted Airport/M25 to the south.

Description

Located in the Award-winning Halo development in Trumpington, this property boasts a contemporary design and a high energy rating. Measuring an approximate 1400 square feet it comprises of a spacious sitting/dining room, a kitchen, downstairs utility/shower room, 3 double bedrooms including a master en-suite, and family bathroom. Outside a spacious landscaped garden, bin and cycle store, and a carport with space for 2/3 vehicles.

Particular Features of Note:

- **Entrance hall with fitted Oakwood strip flooring, stairs to the first floor with storage cupboard underneath.**
- **Cloak/utility room with Oakwood strip flooring, basin and W.C. and washing machine and dryer.**
- **Kitchen with Oakwood strip flooring and ceiling fitted LED lighting throughout, window to the front aspect, base units with stone countertop, stainless steel sink and a range of integrated Smeg appliances including a 5 ring gas hob with extractor fan hood, oven, combination microwave, fridge freezer, and dishwasher.**
- **Spacious 'L' shaped sitting Room with wooden floor, under floor heating, twin windows to the rear aspect.**
- **A double bedroom with wooden floor, window to the front aspect, a large walk in wardrobe with large mirrors, access to the en-suite shower room with double walk in shower with chrome mixer tap and glass shield, basin and W.C.**
- **Family bathroom with bath with chrome mixer tap and shower attachment, basin and W.C.**
- **Rear landscaped garden with patio, lawn and open access to shared rear path.**
- **Cycle and bin store.**
- **Carport with space for 2/3 vehicles**



Bedroom One



Bedroom Two



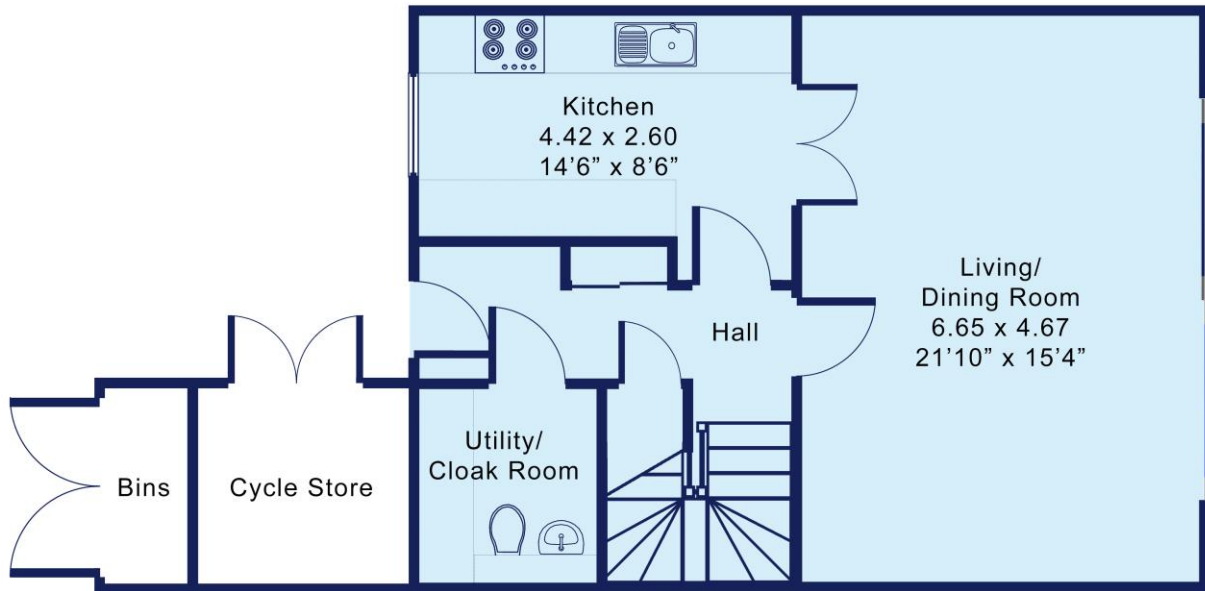
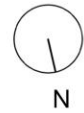
Bathroom



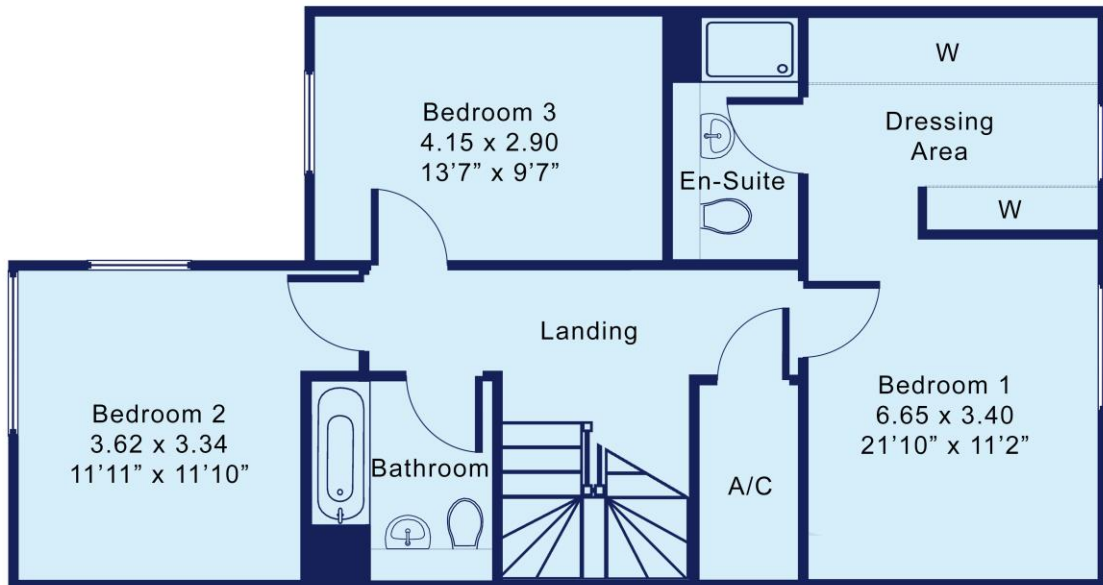
Garden

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Cambridge CB2 9BY

Approximate gross internal area 1432 ft² / 133 m²



Ground Floor



First Floor

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
08456 015467

Gas enquiries
08706 081524

Water
Cambridge City Council
01223 457790

Council Tax
Cambridge Water Company
01223 706050

Rent

Rent: £2,100 pcm Unfurnished.

Deposit

£2,423.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£484.00

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Bidwells

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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 the Landlord.