

01223 841842 | bidwells.co.uk


BIDWELLS



49 Spring Drive, Trumpington, Cambridge, CB2 9AB

Rent: £1,575 pcm
Unfurnished

A well-presented, 3-bedroom semi-detached house in the sought after Trumpington Meadows community.

Available: 25th September 2019

Regret No Students, Sharers, Smokers or Pets

Location

Built by Barratt Homes, Trumpington Meadows is situated off Hauxton Road in the popular south Cambridge suburb of Trumpington and is well placed for access to the city centre, Addenbrookes Hospital, Trumpington Park & Ride and the M11 (junction 11).

There is a Waitrose supermarket nearby and local shops in Trumpington High Street. The neighbouring village of Great Shelford has a wide range of facilities including, shops, banks, primary school, library, health centre and a mainline railway station with services to London's Liverpool Street.

Description

49 Spring Drive is a modern 3 bed semi-detached house with allocated parking for one vehicle, secure bike storage and an enclosed rear garden.

Particular Features of Note:

- **Open plan kitchen/diner measuring 5.18m x 3.51 m (17'0 x 11'6") with patio doors leading to garden.**
- **Fully fitted kitchen with wall and base units, granite worktops and integrated appliances including Whirlpool fridge freezer, dishwasher, washer dryer, oven and gas hob with extractor over.**
- **Large lounge with double doors to dining area.**
- **Master bedroom with fitted wardrobes and en suite shower room.**
- **Second double bedroom with fitted wardrobes.**
- **Family bathroom.**
- **Double glazed windows throughout.**
- **Gas central heating.**
- **Low maintenance garden.**
- **One allocated parking space.**



Dining Area



Bedroom 1



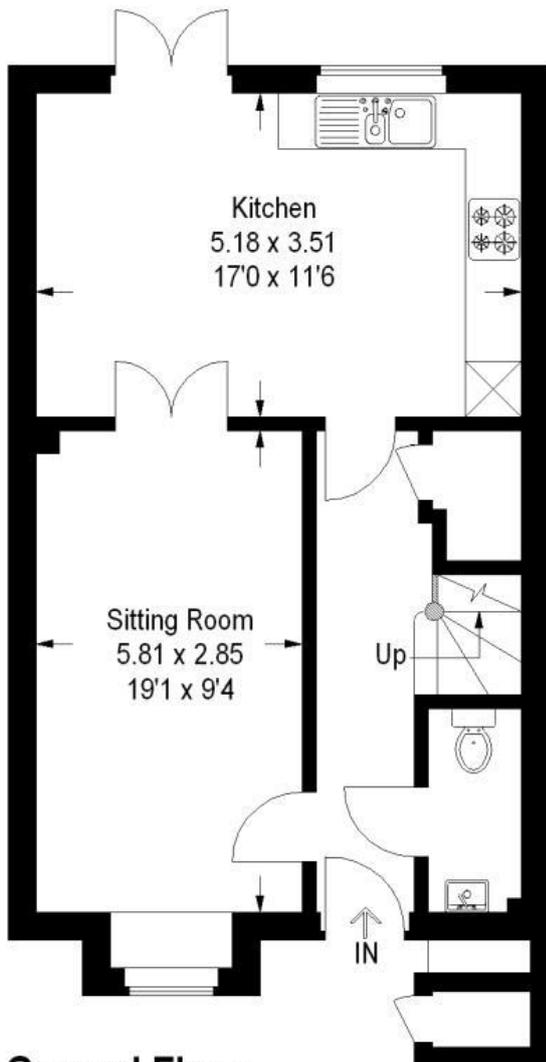
Bathroom



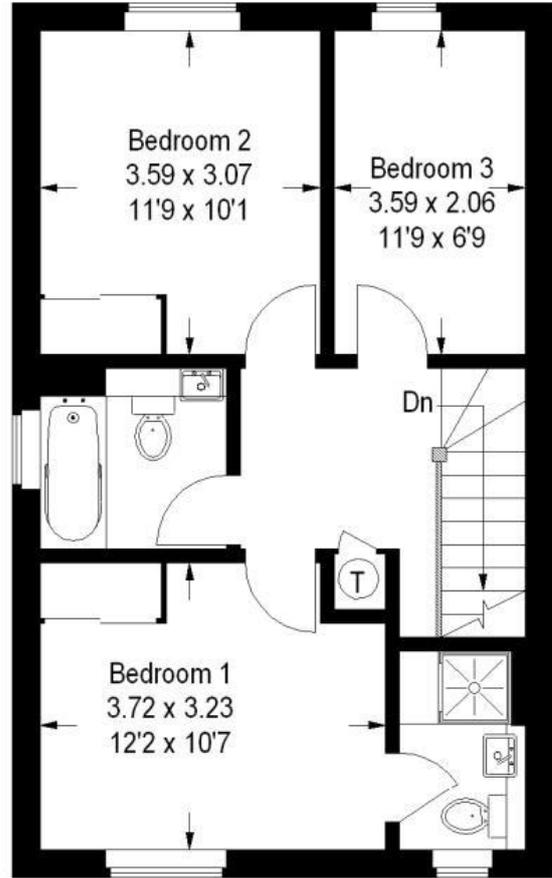
Garden

Trumpington Meadows

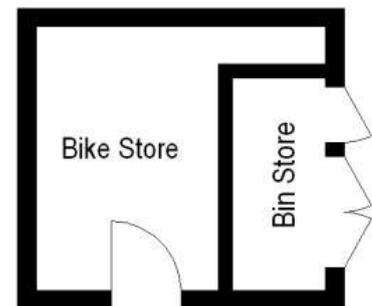
Approximate Gross Internal Area :-
92 sq m / 990 sq ft
Outbuilding :- 9 sq m / 97 sq ft
Total :- 101 sq m / 1187 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location/ Orientation)

Outbuilding

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 provider enquiries: 08456 015467

Gas provider enquiries: 08706 081524

Council Tax: Cambridge City Council - 01223 457790

Water
Cambridge Water Company - 01223 706050

Rent

Rent: £1,525 pcm Unfurnished.

Deposit

£1,817.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

Holding Deposit

£363.00

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

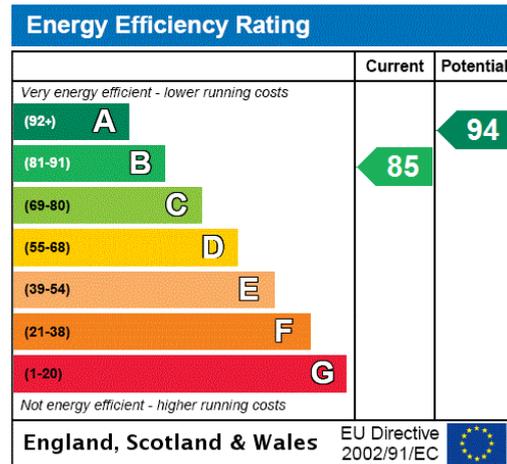
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. 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

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

Tel: 01223 841842

Fax: 01223 840721

www.bidwells.co.uk

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.