

01223 841842 | bidwells.co.uk



The Elms, 23 High Street, Little Eversden, Cambridge, CB23 1HE

Rent: £2,200 pcm

This delightful recently constructed detached 4 bedroom house has been finished to a high standard with an excellent, studio and shower room above the garage.

Available: 23<sup>rd</sup> September

Regret No Students, Sharers, Smokers or Pets

## Location

The Elms is a unique development of detached family homes in a superb village located just to the West of Cambridge.

Cambridge 7 miles, Comberton (primary, secondary and sixth form education) 3.5 miles, M11 (J12) 5 miles, Royston 9 miles with mainline railway station fast service to London King's Cross in about 38 minutes. All distances and times are approximate.

Built by local developer, Juxta, these properties provide either 3 or 4 bedrooms and are situated on a private road.

## Description

Situated in a quiet cul de sac in this charming village, just west of Cambridge the house is of a traditional style - being 2 storey and offers extensive accommodation.

The spacious entrance hall leads you to the bright open plan kitchen/breakfast room with a well equipped kitchen and feature island and bifold doors to the garden, also located on the ground floor is a good sized living room with a fireplace, study/dining room and separate utility room.

The first floor provides four bedrooms, including the master with a stylish en suite shower room and dressing area. There is also a family bathroom with separate bath and shower.

## Particular Features of Note:

- Finished to a high standard with an excellent, studio and shower room above the garage.
- Open plan kitchen/breakfast room that includes a beautifully equipped kitchen complete with feature island, a range of Neff appliances and bi-fold doors onto the garden.
- Lounge with Fireplace. Study Room / dining Room and Utility Room.
- Detached Double Garage with Studio and Shower Room above.
- Master Bedroom with En Suite Shower Room and Dressing Area
- Family Bathroom with separate Bath and Shower



Dining/ Family Area



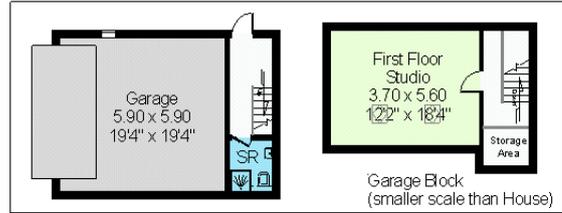
Kitchen



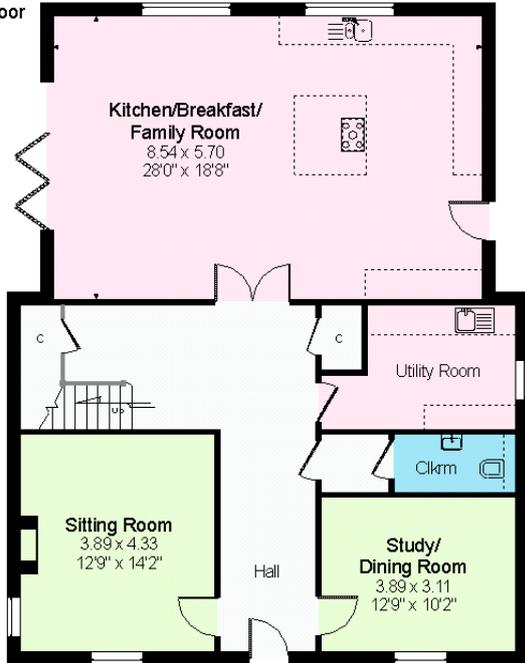
Bathroom

23 High Street, Little Eversden  
 Gross Internal Area 238 m<sup>2</sup> ( 2561 ft<sup>2</sup>) excluding Garage Block

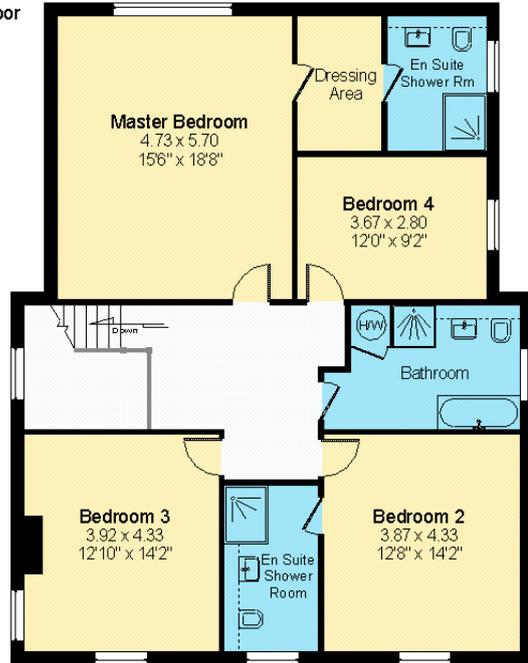
- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation



Ground Floor



First Floor



NOT TO SCALE: For guidance purposes only

© 2017: Premier Floor Plans 07967 196672

## 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  
0845 601 5467

Gas Provider Enquiries  
08706 081 524

Council Tax  
South Cambridgeshire District Council  
03450 450 064

Water  
Cambridge Water Company  
01223 706050

## Rent

Rent: £2,200 pcm .

## Deposit

£2,538.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

## Holding Deposit

£507.00

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

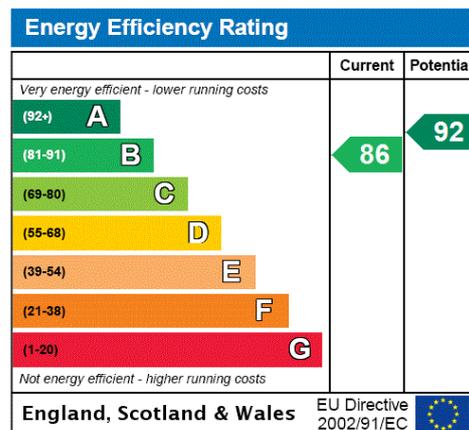
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. 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 841841. The graphs below show the property's energy efficiency and environmental impact rating.



## Bidwells

Trumpington Road, Cambridge, CB2 9LD  
Tel: 01223 841842  
[www.bidwells.co.uk](http://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.**