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BIDWELLS



20 Avalon Way, Trumpington, Cambridge, CB2 9DX

Rent: £3,500 pcm  
Unfurnished

A prestigious 5 bedroom detached family home located on a *private road* on the Trumpington Meadows development, providing stylish modern living with stunning *uninterrupted views* of the surrounding country park and *Byron's pool*.

Available: 24<sup>th</sup> August

Regret No Students, Sharers, Smokers or Pets

## Location

Trumpington is conveniently located within a short distance of the Cambridge Biomedical Campus and Addenbrooke's Hospital. Numerous bus services are available, including the Citi 7, which runs frequently to Addenbrooke's, the main train station and the city centre. The local guided busway, which runs directly from the Park and Ride to the train station also provides a convenient cycle/footpath providing convenient access to the city centre.

The Cambridge train station provides frequent connections to London within 45 minutes and Stansted Airport in 30 minutes. The nearby M11 provides access to Stansted Airport/M25 and London to the south and the A14 and A1 to the north.

## Description

20 Avalon Way sits on a private road to the rear of the development and with a direct view onto the country meadows, allotments and Byron's Pool. It is exceptional in the amount of reception rooms the property provides perfect for family living alongside 5 bedrooms and study.

### Particular Features of Note:

- **Open plan kitchen/family room, with ceramic tiled floor throughout. Integrated appliances (twin oven, 5 ring gas hob with extractor fan hood, fridge/freezer, dishwasher). Sliding glass doors leading to rear garden.**
- **Adjacent utility room (tiled floor), with basin and standalone AEG washing machine and separate dryer. Door to rear garden.**
- **Living room with laminate flooring running throughout. French doors leading to rear garden.**
- **Dining Room with laminate flooring throughout. French doors leading to living room.**
- **An exceptional additional reception room with stylish feature fireplace providing ideal space for family living.**
- **Large master bedroom with fitted carpets throughout. Two built in wardrobes. Large En-Suite bathroom with tiled flooring, shower, bath, twin basins, W.C. and heated towel rail.**
- **Four further double bedrooms with fitted carpets, two with en-suites.**
- **Two further family bathrooms.**
- **Study to the first floor.**
- **There is paved parking for two cars alongside the house which is on a private road.**



**Bedroom 1**



**En-suite**



**Bedroom 2**



**Garden**

20 Avalon Way, Trumpington, Cambridge, CB2 9DX  
 Approximate gross internal area  
 2561 ft<sup>2</sup> / 237.9 m<sup>2</sup>

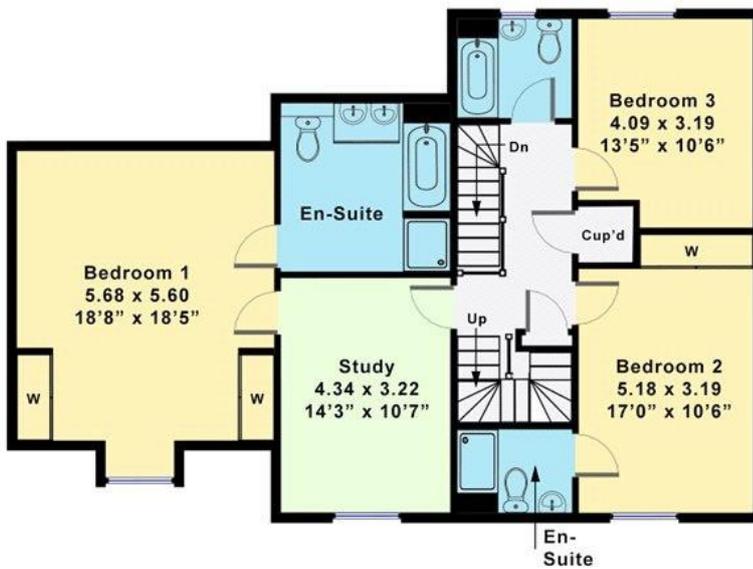


- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation

Ground Floor



First Floor



Second Floor

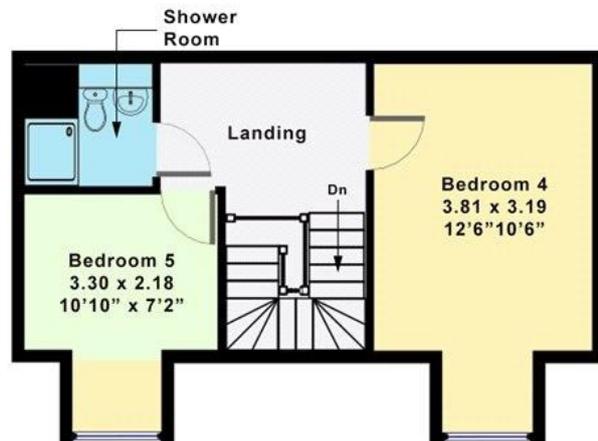


Illustration for identification purposes only. All measurements are approximate. Not to scale.

## 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 Provider Enquiries  
0845 601 5467

Gas Provider Enquiries  
08706 081 524

Council Tax  
Cambridge City Council: 01223 457790

Water  
Cambridge Water Company: 01223 706050

## Rent

Rent: £3,500 pcm Unfurnished.

## Deposit

£4,038.00, returnable at the end of the tenancy, subject to there being no breaches of the terms of the tenancy.

## Holding Deposit

£807.00

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 holding deposit is payable by bank transfer or over the phone with a credit or debit card. The first month's rent and deposit (less the holding deposit already paid) is to be paid via the Goodlord platform details of which will be provided. 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+) <b>A</b>		
(81-91) <b>B</b>	90	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.**