



## HIGH STREET, TEVERSHAM



### £1600 PCM

This is an immaculately presented 3 bedroom detached bungalow, located just off the High Street in the village of Teversham. The property benefits from a generous sized living and dining room and a decorative rear garden.



### Features

- ✓ Unfurnished
- ✓ Off-Street Parking
- ✓ Well-Presented
- ✓ Conservatory
- ✓ Garden
- ✓ Village Location

### ANTONY DAVIS

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14 High Street, Fulbourn,  
Cambridge, CB21 5DH













Please note this property is Unfurnished. Available 17th June 2024.

The bungalow comprises; three bedrooms, family bathroom, a dual-aspect living room, modern kitchen with appliances and a lean-to conservatory. The property occupies a private position with off street parking to the front and to the rear the garden is mainly laid to lawn with mature planting, patio and seating area.

### Teversham

Teversham is a small village located just 3 miles from Cambridge City Centre. The village has a Parish Church, a Victorian chapel, a family friendly social club located on Cherry Hinton Road and a popular Indian restaurant in the former village pub. Teversham CofE Primary School maintains a 'Good' Ofsted rating and those that attend often are in catchment area to Bottisham Village College which most recently achieved an Outstanding Ofsted rating in 2012.

Please note that the tenancy deposit, bills and other fees are excluded from this rental amount.

### Tenancy Fees and Charges

(As well as paying the Monthly Rent and Utilities as stated in Tenancy Agreement).

### In Advance of the Tenancy:

Holding Deposit: Maximum of 1 Weeks Rent

First Months Rent

Tenancy Deposit: Maximum of 5 Weeks Rent

Late Rent Payment: Interest charged at 3% over the Bank of England Base rate.

### Other Fees and Charges could Include:

Change of Names on Agreement £50

Replacement keys charged at £25, or cost if higher.

Utilities (such as gas or other fuel, electricity, water or sewage)

Council Tax

Television Licence

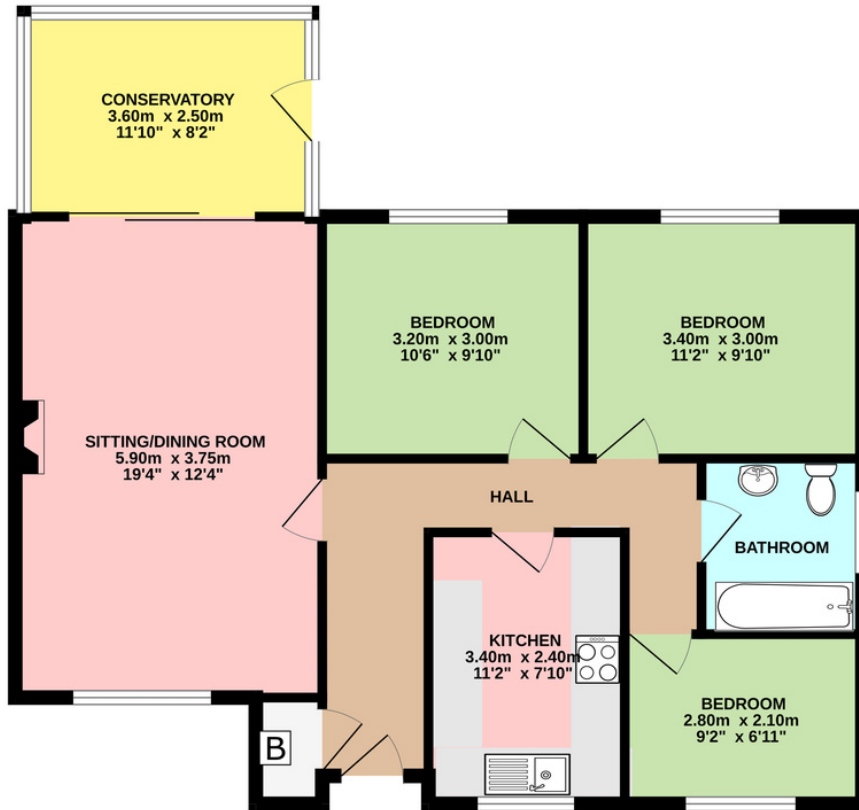
Installation of cable/satellite and communication services

Insurance (for your personal and own contents)

Garden maintenance

Antony Davis Estate Agents are members of The Property Redress Scheme and registered with TDS

GROUND FLOOR  
79.4 sq.m. (855 sq.ft.) approx.



TOTAL FLOOR AREA: 79.4 sq.m. (855 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

EPC BAND: D  
COUNCIL TAX BAND: TBC  
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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