

To Let



pocock & shaw

Residential sales, lettings & management



Huntingdon Road, Cambridge, CB3 0HH

EPC - E

£2,500 pcm Unfurnished

5 Bedrooms

Available 10th December 2021

2 Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8DZ

www.pocock.co.uk

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78 Huntingdon Road
Cambridge
CB3 0HH

Located on Huntingdon Road this five bedroom family home offers spacious accommodation and enclosed garden plus a courtyard. This really is a fabulous opportunity to rent in a near central location with ample space. Freshly decorated. Two bathrooms plus ground floor WC.

- Five bed family home
- Two bathrooms plus ground floor WC
- Enclosed garden & courtyard
- Freshly decorated
- Permit parking
- Deposit: £2884.00
- Council tax band: F

Viewings by appointment

Rent: £2,500 pcm

Located at the city end of Huntingdon Road, this five bedroom family home offers spacious accommodation over three floors, including two reception room and large kitchen breakfast room. Walking distance to the several university departments and the city centre. Easy access out the city limits too, to A14, M11.

LIVING ROOM 15' 0" x 14' 6" (4.57m x 4.42m) Bay window and open fire (not in use).

DINING ROOM 11' 5" x 13' 0" (3.48m x 3.96m) French doors opening onto enclosed courtyard.

UTILITY ROOM 11' 1" x 5' 3" (3.38m x 1.6m) Storage cupboards and ceramic sink leading to the main kitchen.

KITCHEN 12' 1" x 8' 0" (3.68m x 2.44m) Ceramic hob, double eyelevel oven, fridge freezer, ceramic sink unit and ample floor and wall units. The washing machine is housed in the cupboard in the hall. The room opens onto the breakfast room.

BREAKFAST ROOM 18' 1" x 15' 9" (5.51m x 4.8m) Open space under a pitched roof with windows and French doors overlooking the rear garden plus additional patio doors to the central courtyard.

GROUND FLOOR WC

FRONT BEDROOM 12' 5" x 12' 9" (3.78m x 3.89m) Well proportioned double room.

MIDDLE BEDROOM 11' 3" x 12' 11" (3.43m x 3.94m) Well proportioned double room.

SMALL FRONT BEDROOM/ STUDY 8' 7" x 6' 0" (2.62m x 1.83m) Small bedroom or study.

BACK BEDROOM 12' 7" x 7' 9" (3.84m x 2.36m) Single bedroom.

BATHROOM 10' 0" x 5' 3" (3.05m x 1.6m) Bath with shower over, basin and WC.

TOP FLOOR BEDROOM 18' 8" x 12' 7" (5.69m x 3.84m) Double room with built in wardrobes and dressing table.

ENSUITE 6' 11" x 6' 9" (2.11m x 2.06m) Shower, basin and WC.

Garden at the rear of the house is fully enclosed with access from the back.

Courtyard located in the centre of the house.

Permit parking on street.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |



Applying for a Property

If you would like to rent one of our properties please contact us to arrange a suitable time to come to our office to register an offer. Following recent legislation, all tenants need to prove that they have the right to rent in the UK using the following documents:

Tenants from within the EEA

(EU member states plus Iceland, Liechtenstein and Norway) or Switzerland.

One of the Following:

- British /EEA passport (current or expired).
- Valid biometric immigration document.
- Certificate of naturalisation as a British citizen.

OR

Two of the following:

- Birth certificate.
- Letter dated within the last three months from an employer.
- Letter from UK educational institution.
- Full or provisional driving licence (with counterpart).

Tenants from outside the EEA

The following documentation must be endorsed to indicate that the named person may stay in the UK for a time-limited period:

- Valid passport/travel document
- Biometric immigration document
- Residence card
- Immigration status document issued by the Home Office
- A 'yes' response from the Landlords Checking Service.

These checks need to be followed up either, a) 12 months from the date of the previous check or b) before the expiry of the person's right to live in the UK. We will keep a copy of these documents and they will also be sent to our reference company so they can be verified.

Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.