

To Let



pocock & shaw

Residential sales, lettings & management



Turpyn Court, Cambridge, CB4 2RN

Garage and parking

£1,100 pcm    Unfurnished

3 Bedrooms

Available Now

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

[www.pocock.co.uk](http://www.pocock.co.uk)

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**37 Turpyn Court  
Cambridge  
CB4 2RN**

A well proportioned three bedroom home, on a good sized corner plot with garage and off road parking. With large lounge/dining room, fitted kitchen and ground floor cloakroom.

- Entrance hall with cloakroom
- Lounge/dining room
- Kitchen/breakfast room
- Rear porch
- Three bedrooms
- First floor shower room
- Gas radiator heating system
- Double glazing
- Enclosed rear garden

**Viewings by appointment**

**Rent: £1,000 pcm**

This traditionally constructed 3 bedroom house is situated on a larger than average corner plot in this popular residential road to the north side of the historic city centre.

Turpyn Court is conveniently located just off Northfield Avenue which in turn is off Campkin Court. There are a number of shops and amenities including a primary school, all of which are only a short walk away and there is a regular bus service to the city centre.

Entrance door to **RECEPTION HALL** with stairs rising to first floor.

**CLOAKROOM** with fitted suite comprising wall mounted wash basin, part tiled splashback, close couple wc, window to front.

**LOUNGE/DINING ROOM** 21' 6" x 10' 9" (6.55m x 3.28m) narrowing to 9'1 with double glazed window to front aspect, radiator, oak effect laminate flooring. Dining area with radiator, continuation of oak effect flooring, double glazed door to rear garden, door to

**KITCHEN** 10' 9" x 8' 11" (3.28m x 2.72m) well fitted in a range of modern gloss white units set under a contrasting black work surface, inset single drainer stainless steel sink unit, electric cooker with double oven, (washing machine and fridge/freezer can be supplied if required) part ceramic tiled splashback, matching wall mounted cupboards, breakfast bar, window to rear and glazed door to rear.

**FIRST FLOOR**

**LANDING** with built in airing cupboard.

**MASTER BEDROOM** 14' 2" x 8' 6" (4.32m x 2.59m) with single built in wardrobe, radiator, window to rear.

**BEDROOM 2** 11' 1" x 9' 4" (3.38m x 2.84m) with single fitted wardrobe, radiator, window to rear.

**BEDROOM 3** 10' 1" x 7' 1" (3.07m x 2.16m) with single built in wardrobe, window to front, radiator.

**SHOWER ROOM** with fitted suite comprising pedestal wash basin, close couple wc, double shower cubicle with sliding shower screen, fitted power shower, window to front, radiator.

**OUTSIDE** There is a particularly good sized garden area in the main laid to lawn with paved patio area, raised flower and shrub border, pathway leading to brick built single garage, single off road parking space.

**SERVICES** All mains services.

**TENURE** The property is Freehold.

**COUNCIL TAX** Band C

**VIEWING** By arrangement with Pocock & Shaw

**CB/16978**

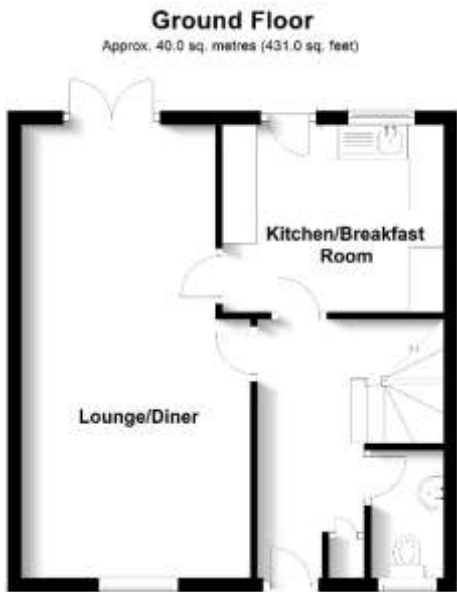
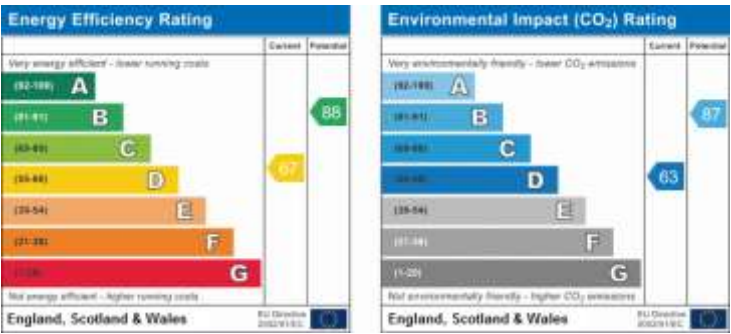
No smokers.

Polite pets considered

Absolutely no sharers - sorry.

No housing benefit.

Ref: 18236



## 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.

## Guide to Charges

All charges are reviewed annually by Pocock & Shaw and can therefore be subject to change. All charges shown include VAT at the prevailing rate unless otherwise stated.

£100 holding deposit is required along with the following application fees:

Single person                      £200.00

Couple or 2 sharers        £270.00

For each addition adult applicant thereafter add £70

Each guarantor will be charged £70.

Company let: £270 using our contract. If your company requires a different form of contract there may be an addition charge.

## IMPORTANT

After payment of fees, the holding deposit and the return of application form, the property will be removed from the market and referencing will commence. If you decide not to proceed with the tenancy for any reason, these fees and holding deposit will not be refunded. If the landlord decides not to let the property for any reason other than non-receipt of satisfactory references, all fees and the holding deposit paid by the tenant will be refunded. On commencement of the tenancy the holding deposit will be set towards the main property deposit. All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of all initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy: The deposit is equivalent to one and a half months rent.