

To Let



pocock & shaw

Residential sales, lettings & management



Woodlark Drive, Cottenham, CB24 8XT

EPC - C

£850 pcm Unfurnished

2 Bedrooms

Available 23rd November 2019

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

www.pocock.co.uk

01223 322552



6 Woodlark Drive
Cottenham
Cambridge
CB24 8XT

Well presented two bedroom home located in Cottenham, with garden and two off street parking space. Cottenham is a well served village to the north of Cambridge with a regular bus service as well as a good selection of shops, pubs etc.

- Two bed home
- Garden with shed
- Two off street parking spaces
- Modern development
- Cottenham offers a variety of shops etc.
- Deposit: £980.00

Viewings by appointment

Rent: £850 pcm

Cottenham is a village located to the north of Cambridge, which has a good selection of shops, pubs, takeaway options and both primary and secondary schools. Regular bus service the city.

Woodlark Drive can be found in a modern residential area and has two double bedrooms, the bathroom is fitted with bath and separate shower cubicle. The kitchen has white goods supplied. Enclosed rear garden with shed and access to the parking area. Two off street parking spaces.

LIVING ROOM 14' 3" x 13' 4" (4.34m x 4.06m) From the entrance hall, the living room is a through room to the kitchen.

KITCHEN 13' 4" x 8' 0" (4.06m x 2.44m) Fitted with both floor and eye level storage, induction hob, extractor over, electric oven, washing machine and fridge freezer. Patio doors to the rear garden.

BEDROOM 1 13' 4" x 9' 0" (4.06m x 2.74m) Overlooking the street. Cupboard with hot tank.

BEDROOM 2 13' 4" x 7' 10" (4.06m x 2.39m) Overlooking the rear garden. Double wardrobe built in.

BATHROOM 6' 5" x 6' 5" (1.96m x 1.96m) White bath with hand shower, separate shower cubicle, basin and WC.

GARDEN Decked area, lawn and shed. Access to the

parking area at the rear of the house.

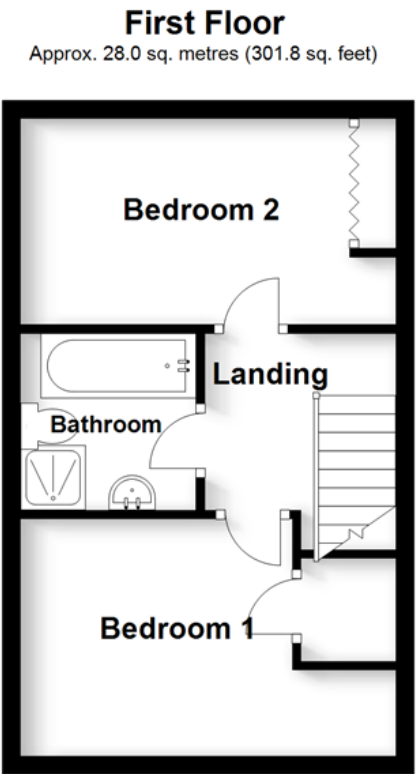
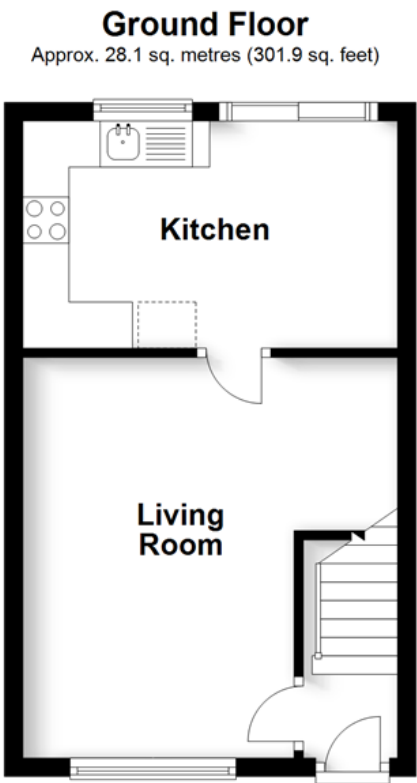
Two parking spaces provided.

Council Tax Band: C

No smokers. No pets. Maximum of two sharers.

Ref: L1674

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		91	(92-100) A		93
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C	74	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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.