

To Let



pocock & shaw

Residential sales, lettings & management



Eastlands Close, Cottenham, CB24 8YY

EPC - D

£1,150 pcm Unfurnished

2 Bedrooms

Available Now

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

www.pocock.co.uk

01223 322552



9 Eastlands Close
Cottenham
Cambridge
CB24 8YY

Two bed family home in Cottenham with conservatory, garage conversion for office, additional utility room and off road parking for one car. Offered unfurnished.

- Unfurnished two bed home
- Conservatory
- Office & utility room
- Off road parking
- Garden

Viewings by appointment

Rent: £1,150 pcm

Spacious two bed family home with garden office (converted garage), conservatory, garden, off road parking for one car. Offered unfurnished.

Cottenham is a large and popular village situated about 6 miles north of Cambridge with a good road connection providing easy access to the A.14, M.11, Cambridge Science and Business Parks etc. The village is served with a good range of local facilities including a post office, butchers and bakers. There is a primary school, a village college for secondary education and leisure activities, doctor and dental surgeries.

KITCHEN 12' 7" x 8' 11" (3.84m x 2.72m) Floor and wall mounted units, gas hob, electric oven and washing machine. Ample space for a small kitchen table and chairs plus a fridge freezer.

LIVING ROOM 15' 5" x 11' 9" (4.7m x 3.58m) French doors opening to the conservatory.

CONSERVATORY 10' 8" x 10' 2" (3.25m x 3.1m) French doors opening to the garden.

GARDEN OFFICE (EX GARAGE) 16' 4" x 8' 7" (4.98m x 2.62m) Power and small hand basin.

BEDROOM 1 11' 8" x 11' 6" (3.56m x 3.51m) Front bedroom with wardrobe.

BEDROOM 2 11' 8" x 7' 11" (3.56m x 2.41m)
Single room.

BATHROOM 6' 1" x 6' 9" (1.85m x 2.06m) Cream bath with shower over, basin and WC.

Garden has been cut back to basics.

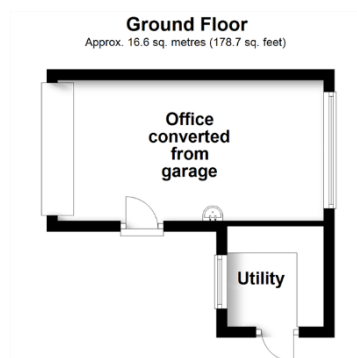
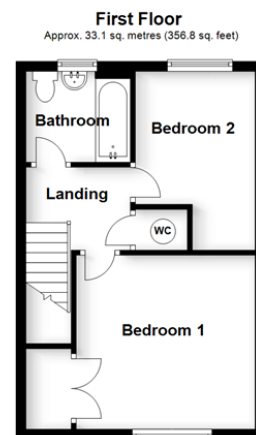
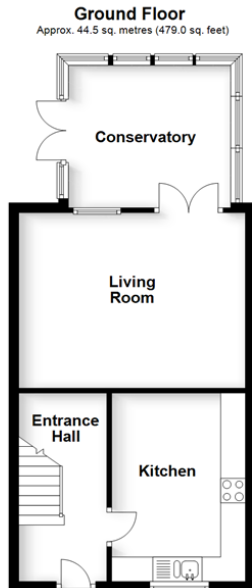
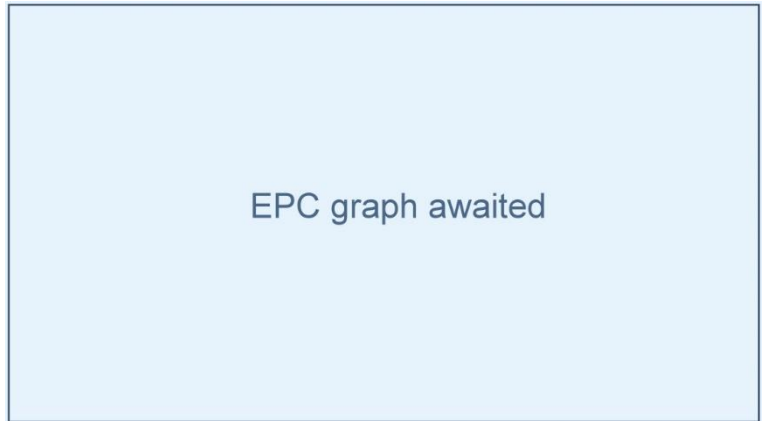
As the garage has been converted into an office, the parking for one car is on the drive.

UTILITY ROOM 6' 3" x 5' 11" (1.91m x 1.8m)
Accessed from front garden.

Council Tax Band: C

No smokers.
no pets.
no sharers.

Ref: 22803



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.