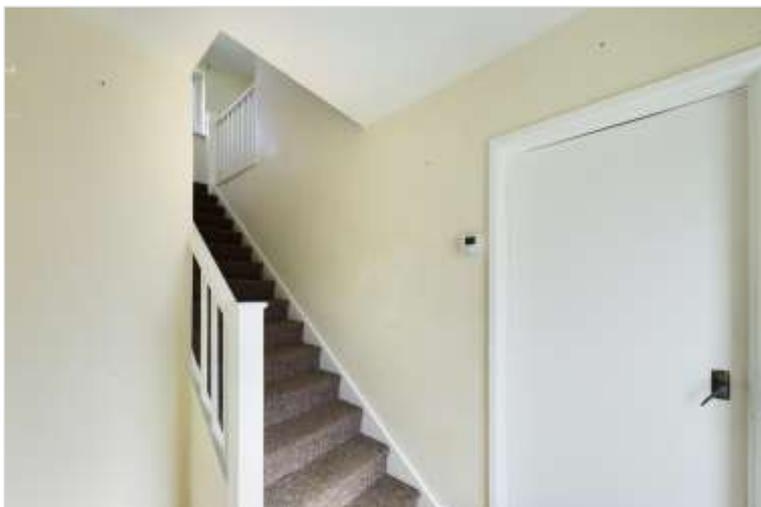


To Let



pocock & shaw  
Residential sales, lettings & management



Church End, Weston Colville, CB21 5PE

EPC - D

£1,195 pcm Unfurnished

3 Bedrooms

Available 27th June 2022

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

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

01223 322552



2 Church End  
Weston Colville  
Cambridge  
CB21 5PE

Well proportioned three bed family with off street parking, garage and garden. Pets considered. Located in Western Colville to the east of Cambridge.

- Quiet Village location
- Three bedroom family home
- Offered unfurnished
- Enclosed garden with open field views
- Garage and off street parking
- Pets considered
- Deposit: £1378.00
- EPC: D

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Viewings by appointment

Rent: £1,195 pcm

**LIVING ROOM** 11' 8" x 17' 8" (3.56m x 5.38m) With open fire place, with windows overlooking front and rear of the property

**KITCHEN** 10' 3" x 17' 6" (3.12m x 5.33m) Kitchen has a good range of floor and wall units, and is provided free standing electric oven, with space for fridge freezer, washing machine

**STORAGE AREA & WC** 11' 9" x 8' 2" (3.58m x 2.49m)

**BEDROOM 1** 15' 2" x 9' 4" (4.62m x 2.84m) Front master bedroom

**BEDROOM 2** 10' 5" x 10' 6" (3.18m x 3.2m) Double Bedroom

**BEDROOM 3** 9' 1" x 8' 1" (2.77m x 2.46m) Single room, overlooking the rear of the house

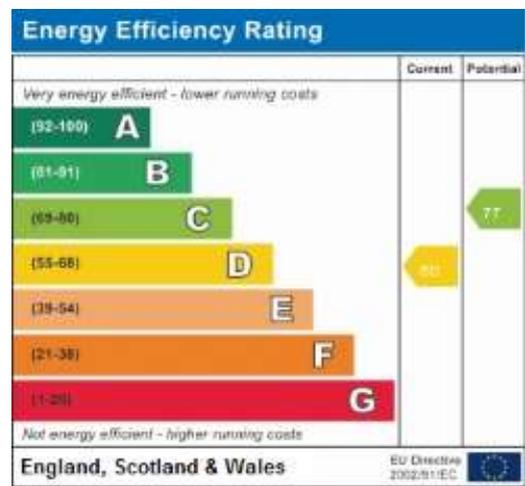
**BATHROOM** 7' 7" x 6' 10" (2.31m x 2.08m) White bathe with shower over, wash hand basin, wall hung vanity unit and wc

Good size rear garden with open field view

Council Tax Band: D

No smokers.  
No Sharers

Ref: 23590



## 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.