



Woodlark Road, Cambridge, CB3 0HT

£1,750 pcm

Unfurnished

3 Bedrooms

Available from 01/11/2024

EPC rating: C

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Woodlark Road, Cambridge CB3 0HT

Spacious and appealing three bedroom family home with off street parking and attractive gardens. Located just off Huntingdon Road, provides easy access to many of the university departments and colleges.

- Three bed family home
- Offered unfurnished
- Good size bay fronted living room
- Attractive garden with shed
- Off street parking
- Excellent location
- Gas central heating
- EPC - D
- Council tax D

Rent: £1,750 pcm

Viewing by appointment

Spacious and appealing three bedroom family home with off street parking and attractive gardens. Located just off Huntingdon Road, provides easy access to many of the university departments and colleges.

LIVING ROOM

12'6" x 22'8" (3.80 m x 6.90 m)

Well proportioned room with a bay window overlooking the front garden and French doors to the rear garden. Attractive fireplace (not in use).

KITCHEN

7'7" x 14'9" (2.30 m x 4.50 m)

Kitchen fitted with ceramic hob and eye level oven. Space for a fridge freezer. Washing machine left by previous tenant (not included in maintenance). Space and plumbing for slim dishwasher.

BEDROOM 1

11'2" x 9'10" (3.40 m x 3.00 m)

Double front bedroom with two built in wardrobes.

BEDROOM 2

12'2" x 9'10" (3.70 m x 3.00 m)

Double back bedroom with two built in wardrobes.

BEDROOM 3

7'10" x 7'7" (2.40 m x 2.30 m)

Single room with built in cupboard.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		90
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

BATHROOM

8'10" x 7'7" (2.70 m x 2.30 m)

White bath with shower over, basin and WC.

GARDEN

Attractive rear garden split into lawned area with mature shrubs and at the far end is a green house and area that could be used for growing vegetables. Large brick shed.

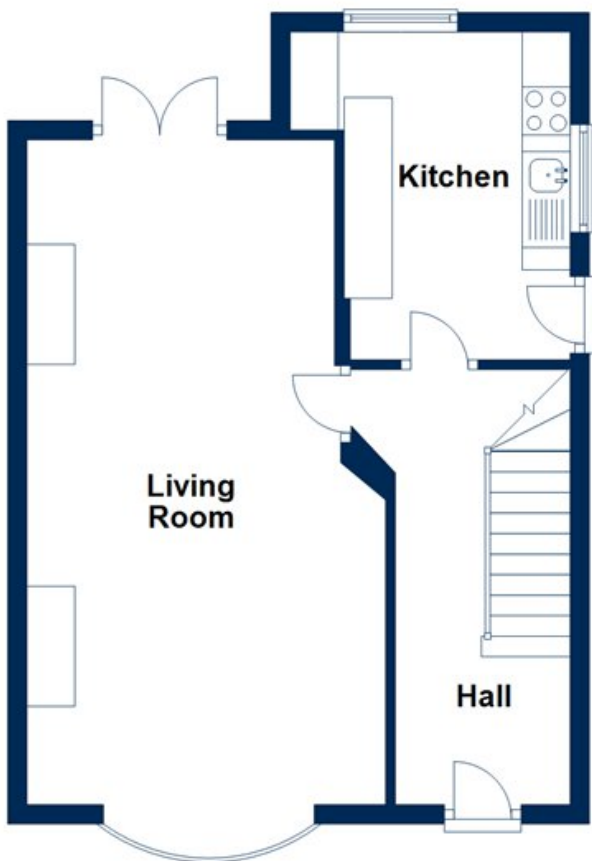
The front garden is mostly gravel.

Off street parking.

Council Tax Band: D

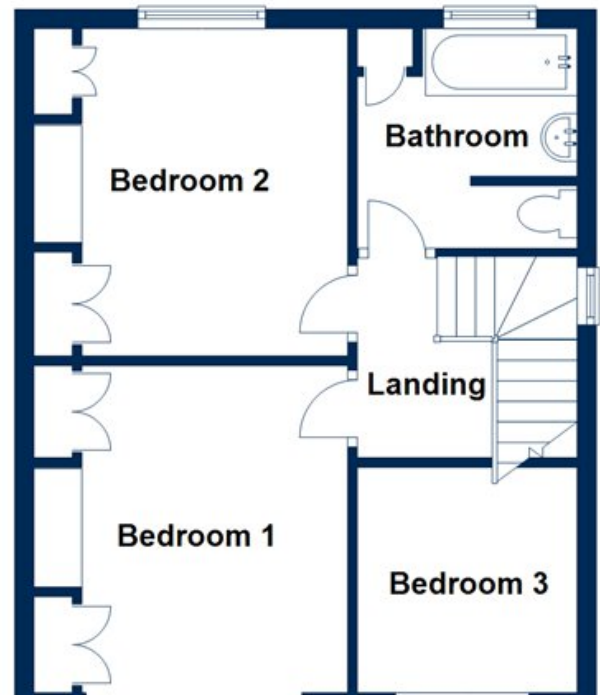
Ground Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

Either:

- a British passport (current or expired)
- an Irish passport or passport card (current or expired)
- a certificate of registration or naturalisation as a British citizen

OR

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and 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.