

Garlic Row, Cambridge, Cambridgeshire, CB5 8HW

£2,200 pcm

3 Bedrooms

Available from 02/05/2025

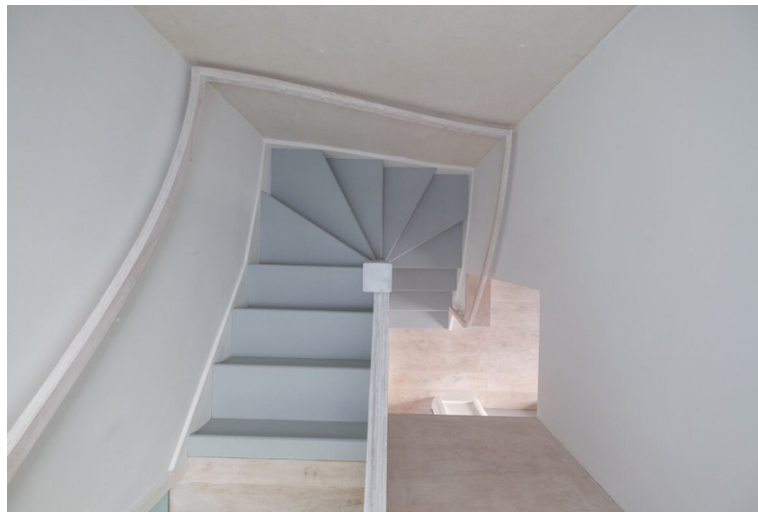
EPC rating: B

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16 Garlic Row is a 3-bedroom semi-detached eco-house recently renovated by Architect and Passivhaus Consultant, Oliver Cooper.

Ideal home for someone interested in 'eco-living', this three bedroom home has been fully renovated to provide the best of both worlds in terms of city living and low environmental impact. Easy access north of the river via the Chisholm Trail or into the city centre.

- Deposit: £2538.00
- Eco home
- EPC - B
- Council Tax Band - C
- Three bedrooms & two bathrooms
- Garden
- Parking on street

Rent: £2,200 pcm

Viewing by appointment

- Completely reconfigured to make careful use of the space: the new layout brings lots of natural light into the heart of the new functional open plan living space.

- Retrofitted using Passivhaus principles with Solar PV panels on the roof: energy consumption has been cut by over 80% and bills cut by over 50%. The home is comfortable year-round and is completely fossil-fuel free as it runs off a small air source heat pump, making it ideal for people aiming to live with net zero carbon impact.

- A healthy home: the house features natural materials throughout and has a whole-house ventilation system achieving excellent indoor air quality throughout by continuously supplying fresh filtered air to each room. This system also saves energy by recovering heat from the air in winter and keeps the house cool on peak summer days by rejecting heat from incoming air.

- Access to green space with Stourbridge Common and the River Cam a three minute walk away. Cambridge City Centre is an easy stroll along the riverside path.

Details:

- Light-filled open plan living space.
- New fitted kitchen with induction hob, double oven and fitted microwave.
- 3 bedrooms, 2 of which doubles with built-in wardrobe storage.
- Large garden with lawn, greenhouse and growing beds.
- Minimalist contemporary detailing throughout
- Continuous whole-house ventilation system with Passivhaus certified 90% heat recovery.
- Ultra efficient heat pump heating and hot water system.
- Solar Photovoltaic Panels on roof generate ~900 kWh of electricity per year.
- Extra-large electrically operated rooflight with rain sensor allows natural ventilation overnight. Ideal for cooling the house on summer nights.
- Washing machine fed by heat pump for ultra low energy clothes washing
- Water softener
- Garage with ample space for workshop, bikes, storage etc.
- On street parking
- Super insulated roof & floor & triple glazing at front of house.
- EPC rating of B, placing it in the top 4% of all English homes for Energy Efficiency.
- Top-down bottom-up blinds for optimising privacy/light.
- Loft with large storage deck.
- Great transport links via Cambridge and Cambridge North.

The home featured as part of Cambridge Open Eco-Homes and more information about that can be found here:
<https://cambridgecarbonfootprint.org/wp-content/uploads/2023/09/Garlic-Row-Case-Study-2023.pdf>

Offered unfurnished or partially furnished (offered: sofa, coffee table, garage shelving, shelving inside wardrobes, sofa bed futon+frame (currently dismantled, inside wardrobes).

Council Tax Band: C

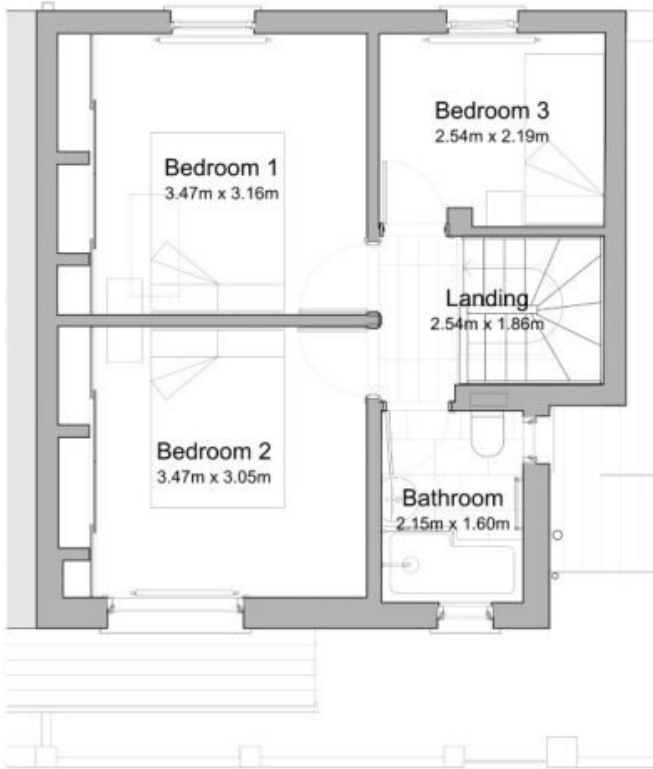
Holding Deposit: £507

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=4265665



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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

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.