



Rooks Street, Cottenham, Cambridge, Cambridgeshire, CB24 8QZ

£1,600 pcm

3 Bedrooms

Available from 16/05/2025

EPC rating:

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

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Attractive and simple, well presented three bedroom end terrace home, offered unfurnished. Rear paved garden can also be used as off street parking. Located within easy reach of the village shops and amenities. Newly finished.

- Three bedroom home.
- Unfurnished.
- Off street parking/ garden with shed.
- Open plan kitchen and living room.
- Ground floor WC.
- Utility room.
- Gas central heating.
- Deposit: £1846
- EPC: TBC
- Deposit: £1846.00

Rent: £1,600 pcm

Viewing by appointment

Located in Cottenham, this home has been completely rebuilt and offers good quality, simple accommodation. Three bedrooms, first floor bathroom and ground floor WC. The rear patio garden has a shed and can be used for off street parking if required. On street parking does not require permit.

Open plan living room and kitchen

20'8" x 11'1" (6.30 m x 3.39 m)

Light space with kitchen providing ample storage. Induction hob, electric oven, slim dishwasher and fridge freezer. Folding doors to rear garden/ parking.

Dining room/ study

10'6" x 10'2" (3.19 m x 3.11 m)

Accessed from the living room and with stairs to the first floor. Cupboard under the stairs.

Ground floor WC

4'2" x 2'11" (1.26 m x 0.88 m)
WC and basin.

Utility room

4'6" x 3'2" (1.37 m x 0.96 m)
Boiler and space for washing machine.

Front double room

11'7" x 10'11" (3.53 m x 3.33 m)

Over looking the front of the house, good sized double room.

Front single bedroom
10'2" x 7'7" (3.09 m x 2.31 m)
[listing_room_6_description]

Rear double bedroom
10'0" x 8'4" (3.05 m x 2.55 m)
Smaller double room.

Bathroom
6'2" x 7'10" (1.87 m x 2.38 m)
Cleverly designed room to provide bath with shower over (low headroom) basin and WC.

Rear garden space

Paved area at the rear with gates to accommodate off street parking if desired. Shed.

Council Tax Band:

Holding Deposit: £369

Material Information:
https://sprift.com/dashboard/property-report/?access_report_id=4288479

		Pocock + Shaw
		<div>Approximate total area⁽¹⁾</div> <div>733 ft²</div> <div>68.1 m²</div> <div>Reduced headroom</div> <div>2 ft²</div> <div>0.2 m²</div>
		(1) Excluding balconies and terraces
		Reduced headroom Below 5 ft/1.5 m
		While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
		Calculations are based on RICS IPMS 3C standard.
		GIRAFFE360

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.