Pocock+Shaw

TO LET

Huntingdon Road, Cambridge, CB3 0HH

£2,800 pcm
Unfurnished
5 Bedrooms
Available from 29/07/2025

EPC rating: E

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Located on Huntingdon Road this five bedroom family home offers spacious accommodation and enclosed garden plus a courtyard. This really is a fabulous opportunity to rent in a near central location with ample space. Two bathrooms plus ground floor WC. Sorry - no share groups.

- Five bed family home - not available to share groups
- Two bathrooms plus ground floor WC
- Enclosed garden & courtyard
- Permit parking
- Deposit: £3230.00
- EPC - E

Rent: £2,800 pcm

Viewing by appointment

Located at the city end of Huntingdon Road, this five bedroom family home offers spacious accommodation over three floors, including two reception room and large kitchen breakfast room. Walking distance to the several university departments and the city centre. Easy access out the city limits too, to A14, M11.

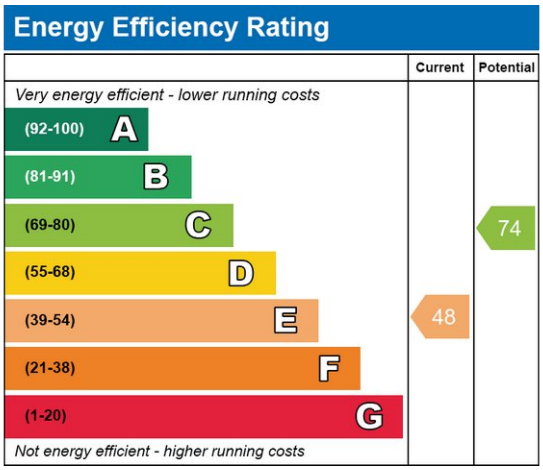
LIVING ROOM
15'1" x 14'5" (4.60 m x 4.40 m)
Bay window and open fire (not in use).

DINING ROOM
11'6" x 13'1" (3.50 m x 4.00 m)
French doors opening onto enclosed courtyard.

UTILITY ROOM
11'2" x 5'3" (3.40 m x 1.60 m)
Storage cupboards and ceramic sink leading to the main kitchen.

KITCHEN
12'2" x 7'10" (3.70 m x 2.40 m)
Ceramic hob, double eyelevel oven, fridge freezer, ceramic sink unit and ample floor and wall units. The washing machine is housed in the cupboard in the hall. The room opens onto the breakfast room.

BREAKFAST ROOM
18'1" x 15'9" (5.50 m x 4.80 m)



Open space under a pitched roof with windows and French doors overlooking the rear garden plus additional patio doors to the central courtyard.

GROUND FLOOR WC

FRONT BEDROOM
12'6" x 12'10" (3.80 m x 3.90 m)
Well proportioned double room.

MIDDLE BEDROOM
11'2" x 12'10" (3.40 m x 3.90 m)
Well proportioned double room.

SMALL FRONT BEDROOM/ STUDY
8'6" x 5'11" (2.60 m x 1.80 m) Small bedroom or study.

BACK BEDROOM
12'6" x 7'10" (3.80 m x 2.40 m)
Single bedroom.

BATHROOM
10'2" x 5'3"
(3.10 m x 1.60 m)
Bath with shower over, basin and WC.

TOP FLOOR BEDROOM
18'8" x 12'6" (5.70 m x 3.80 m) Double room with built in wardrobes and dressing table.

Council Tax Band: F

Holding Deposit: £646

Material Information:
https://sprift.com/dashboard/property-report/?access_report_id=4346826

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.