



Oslars Way, Fulbourn, Cambridge, Cambridgeshire, CB21 5DS

£1,950 pcm

Unfurnished

3 Bedrooms

Available from 01/08/2025

EPC rating: TBC

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Surprisingly spacious three double bedroom bungalow with two bathrooms. Off street parking. Plenty of storage inside and out. Front and rear gardens (regular gardening included in the rent). Pets considered in a case by case basis.

- Three double bedrooms.
- Off street parking for 2+ cars.
- Ample storage inside and out.
- Gas central heating.
- Two bathrooms.
- Gardening service included in the rent.
- Pets considered on a case by case basis.
- EPC TBC - on order
- Deposit: £2250

Rent: £1,950 pcm

Viewing by appointment

Located in Fulbourn, this three bedroom bungalow is within easy reach of the hospital site, local amenities and into the city. Offered unfurnished and in good order. Accommodation comprises of a dual aspect living room and kitchen dining room. Three double bedrooms, one with en-suite shower room. All with wardrobes either fitted or built in. Family bathroom and ample storage throughout.

The front and rear gardens will be maintained by a gardener and is included in the rent.

Kitchen Dining Room

24'9" x 10'4" (7.54 m x 3.14 m)

Half kitchen and half dining room, fitted with a range of floor and wall units and supplied with gas hob, double electric oven and fridge freezer. The washing machine and dishwasher can be left, but will not be replaced or maintained by the owner. Dog flap fitted in door to enclosed side and rear garden.

Living Room

18'4" x 10'7" (5.60 m x 3.23 m)

Dual aspect room overlooking the pretty front garden, but providing privacy from street view.

First double bedroom

12'5" x 10'5" (3.79 m x 3.17 m)

As approached from the front of the house, the first double bedroom on the left is supplied with a built in wardrobe.



Bathroom

10'4" x 6'1" (3.16 m x 1.86 m)

Bath with power shower over, basin and WC. Also storage cupboard.

Second double bedroom

11'4" x 11'2" (3.46 m x 3.41 m)

Again when approaching from the front, the second double bedroom on the left has built in wardrobe and within this, small desk and office space, which can be tidily hidden away. Also French doors to the rear garden.

Third double bedroom

11'3" x 10'2" (3.44 m x 3.10 m)

Last on the right, this double room also has a dressing room area and en-suite shower room. Measurements are for the room without the dressing area.

En-suite

Shower, basin and WC

Large Storage

31'8" x 9'2" (9.65 m x 2.79 m)

Once a garage and twice as long as standard, the storage space will be offered almost empty.

Outside space

The front garden has small fruit trees around the edges and offers privacy while the front room is in use. The rear garden is mostly lawn, with some beds for planting and patio areas. Gardening included in the rent.

To the side of the house accessed from the front via gates, a motor bike or bicycles can be stored out of sight and undercover. It is also potentially space enough for a car. That said, water butts would make a car storage a bit trickier.

Parking

The drive provides space for two cars off street.

Council Tax Band: D

Holding Deposit: £450

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=4346154

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.