



King Street, Rampton, Cambridge, Cambridgeshire, CB24 8QD

£1,500 pcm

Unfurnished

3 Bedrooms

Available from 06/06/2026

EPC rating:

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**King Street, Rampton, Cambridge,  
Cambridgeshire  
CB24 8QD**

Well presented three bedroom bungalow with double garage, off street parking and gardens front and rear. Offered unfurnished and available to families with pets on a case by case basis.

- Three bedroom home.
- Unfurnished (unless you want the sofa and chairs)
- Most white goods provided, but will not be maintained or replaced.
- Pets considered on a case by case basis.
- Double garage and parking.
- Air source heat pump (no gas or oil).
- Deposit: £1730
- EPC: D (however, this was produced prior to the heat pump fitting)
- Council tax band E

**Rent: £1,500 pcm**

**Viewing by appointment**

**Kitchen Living area**

21'9" x 16'11" (6.63 m x 5.15 m)

Good size dining area with hard flooring overlooking the rear of the garage. L' shaped room open to kitchen. Most white goods provided with those that are not built in being supplied for use, but will not be maintained or replaced.

**Utility Laundry room**

7'5" x 5'2" (2.26 m x 1.57 m)

Accessed from either the hallway or the kitchen. Space for additional fridge and or freezer, washing machine and dishwasher on site (not being maintained or replaced).

**Living room**

17'10" x 11'11" (5.44 m x 3.62 m)

Overlooking the front and rear gardens. French doors to the patio at the rear. Currently housing a sofa and two arm chairs, but these can be removed if not required. Free standing electric heater.

**Bathroom**

9'3" x 5'10" (2.83 m x 1.78 m)

Shower over the bath, basin and WC.

**Main bedroom**

12'7" x 10'8" (3.84 m x 3.25 m)

Double room with en-suite shower room. Overlooking the rear garden.

**En-suite**

6'0" x 5'5" (1.83 m x 1.65 m)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Shower, basin and WC.

### Bedroom 2

12'8" x 10'8" (3.86 m x 3.25 m)

Double room overlooking the rear garden.

### Bedroom 3

9'4" x 8'8" (2.85 m x 2.65 m)

Smaller room overlooking the patio area.

### Double garage

19'3" x 16'8" (5.87 m x 5.08 m)

Two up and over doors. Drive parking for two cars.

### Gardens

Front and rear gardens. There is a gate at the rear to the field, however, this is historical and not currently for access. Pets are considered on a case by case basis and mindful consideration will be required as the field beyond holds sheep during lambing season. Some dogs would be able to jump the rear fence and as such, will not be suitable.

**Council Tax Band: E**

**Holding Deposit: £346**

### Material Information:

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=5335077](https://sprift.com/dashboard/property-report/?access_report_id=5335077)



## 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 re-istration 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.