



Vicarage Meadow, Stow-cum-Quy, CB25 9AL

£1,700 pcm

Unfurnished

4 Bedrooms

Available from 16/02/2026

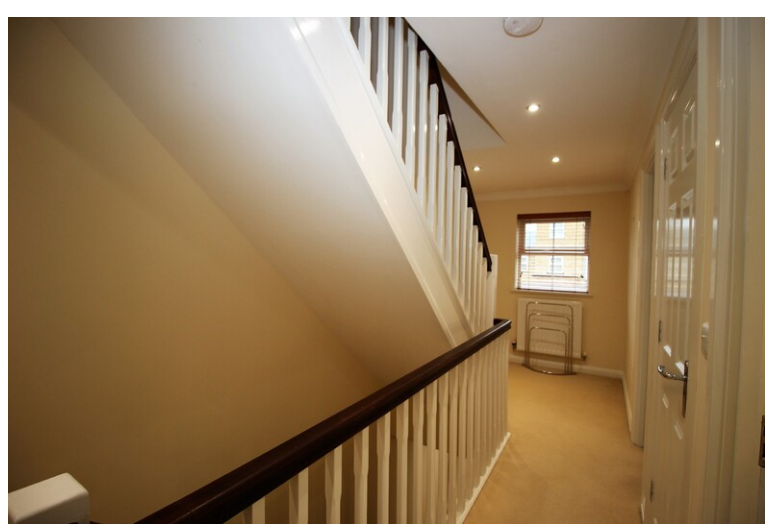
EPC rating: D

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## Vicarage Meadow, Stow-cum-Quy CB25 9AL

Well maintained four bedroom town house, offered unfurnished, with garage and garden. Located in Stow-cum-Quy, the village offers easy access to the city, either by road or by cycle route, which is protected from traffic. Regular bus service. Village pub, shop and post office.

- Four bed town house
- Family bathroom and en-suite to master bedroom
- Well proportioned kitchen
- Garage and space for one car
- Enclosed garden with shed
- Deposit: £1840
- EPC: D

Rent: £1,595pcm

Viewing by appointment

Stow-cum-Quy is a popular village to the east of Cambridge, with a village shop, post office and pub. Cycle routes protected from traffic can be used to access Cambridge or to visit Anglesey Abbey, near Lode.

Access to the city, is either by road or by cycle route, which is protected from traffic or a regular bus service.

This four bedroom townhouse offers comfortable living space. and is offered unfurnished. The main bedroom on the top floor has a walk in wardrobe and en-suite shower room. Garage and garden are also included.

### **ENTRANCE HALL**

The entrance hall provides access to the ground floor WC, living room and stairs to the first floor.

### **LIVING ROOM**

15'7" x 11'11" (4.76 m x 3.63 m)

Overlooking the front of the house and with double doors to the kitchen / dining room.

### **KITCHEN/DINER**

11'7" x 15'9" (3.52 m x 4.80 m)

Well proportioned room with ample space for a dining table and chairs. Fitted base and eye level units with inset sink and drainer, four ring gas hob, raised electric oven and fridge freezer and washing machine. Space and plumbing for a dishwasher (not supplied). Patio doors to the garden.

## 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>	65	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### BATHROOM

6'7" x 8'10" (2.00 m x 2.68 m)

Family bathroom with 'p' shaped bath, basin and WC.

### BEDROOM 2

8'9" x 8'10" (2.66 m x 2.68 m)

Double room.

### BEDROOM 3

11'7" x 8'10" (3.52 m x 2.68 m)

Double room.

### BEDROOM 4

8'2" x 6'8" (2.48 m x 2.03 m)

Single room.

### BEDROOM 1

13'0" x 12'3" (3.95 m x 3.73 m)

Located on the top floor this double room has a walk in wardrobe with cloths rail and fitted shelving and also an en-suite shower room.

### GARDEN

Rear garden behind lockable gates, lawn with shed.

### PARKING

Garage and space to park outside it for one car.

**Council Tax Band:** D

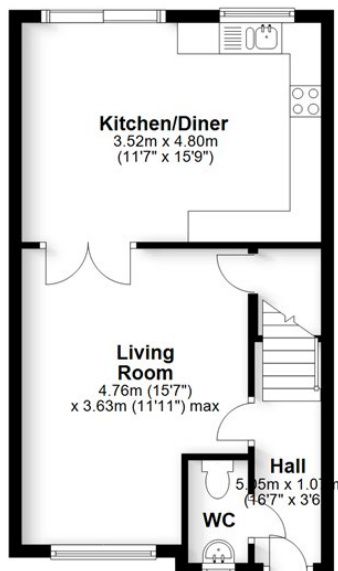
**Holding Deposit:** £368

### Material Information:

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=5006790](https://sprift.com/dashboard/property-report/?access_report_id=5006790)

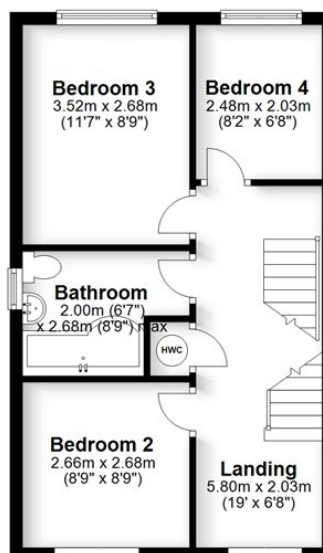
#### Ground Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



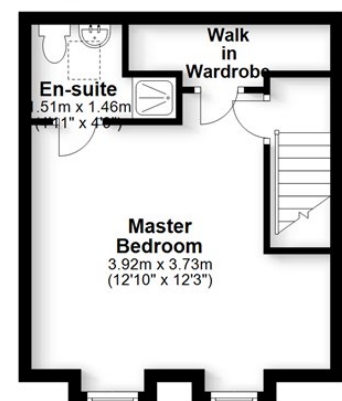
#### First Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



#### Second Floor

Approx. 27.3 sq. metres (293.3 sq. feet)



## 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-astration 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.

**Pocock + Shaw**