



The Sycamores, Milton, CB24 6XL

£1,945 pcm

Unfurnished

5 Bedrooms

Available from 09/05/2026

EPC rating: D

45 Mill Road, Cambridge CB1 2AW

TEL: 01223 322552

E-MAIL: cambridgelettings@pocock.co.uk

WEB: www.pocock.co.uk



28 The Sycamores, Milton CB24 6XL

Spacious five bedroom family home located in the village of Milton, just north of Cambridge. Ideally located for the Science and Business parks, but also with ample room for working from home, depending how many bedrooms you need. Garage, off street parking and enclosed garden. Supermarket and village shops near by.

- Five bed family home
- Offered unfurnished
- Garage and driveway parking
- Enclosed garden at the rear
- Located in Milton
- Deposit: £2134.00
- EPC - D

Rent: £1,945 pcm

Viewing by appointment

Milton is located just north of Cambridge and has a selection of shops, pubs and a supermarket. Also has the attractive Country Park for exercise and relaxation close at hand.

This five bedroom family home with off street parking, garage, garden and conservatory offers spacious family accommodation with options for a home office or two depending how many bedrooms you need.

KITCHEN

10'6" x 9'10" (3.20 m x 3.00 m)

Fully equipped kitchen with gas hob, double eye level ovens, dishwasher and fridge freezer.

UTILITY ROOM

7'3" x 6'7" (2.20 m x 2.00 m)

Access to rear garden and washing machine.

LIVING ROOM

12'6" x 13'9" (3.80 m x 4.20 m)

Overlooking the front garden and open to

DINING ROOM

10'10" x 10'6" (3.30 m x 3.20 m)

leading to

CONSERVATORY

10'6" x 9'10" (3.20 m x 3.00 m)

Access to the rear garden.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR WC

WC and basin.

FIRST FLOOR BEDROOMS

Three double rooms, two with built in storage and two single rooms.

TWO BATHROOMS

Two family bathrooms - one with a bath and shower over, the other with a shower enclosure, both with WC and basin.

Garage and off street parking for two cars or more.

Open front garden and enclosed rear garden.

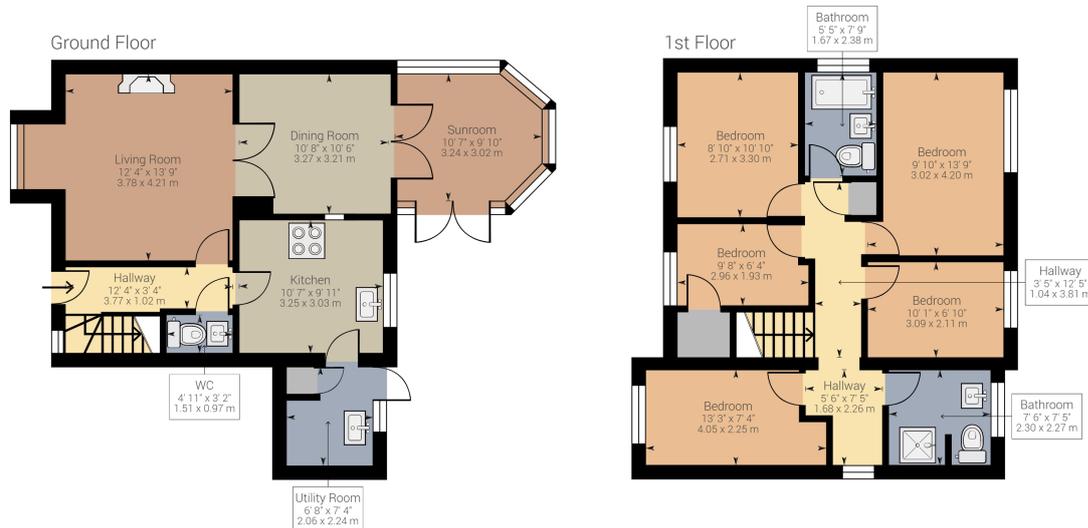
Gas central heating.

Council Tax Band: E

Holding Deposit: £448

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=5157196



Approximate net internal area: 1292.6 ft² / 120.09 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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.