Pocock+Shaw

TO LET







Woodlark Drive, Cottenham, CB24 8XT

£1,450 pcm
Unfurnished
3 Bedrooms
Available from 09/11/2026

EPC rating: C

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Woodlark Drive, Cottenham CB24 8XT

Woodlark Drive is a private cul de sac, just a short walk from the High Street. This particular house is tucked away in a small mews, with ample parking and enclosed rear garden.

- Shaker style kitchen dining room
- Three bedrooms
- Refitted en-suite shower room
- Parking for 2 cars
- Enclosed rear garden
- Gas radiator heating and double glazing
- EPC - C

Rent: £1,450 pcm

Viewing by appointment

Woodlark Drive is a private cul de sac, just a short walk from the High Street, which offers a number of shops, post office and schools.
This recently redecorated and updated house is tucked away in a small mews with ample parking, an enclosed rear garden, and recently fitted kitchen dining room, and en-suite shower room.

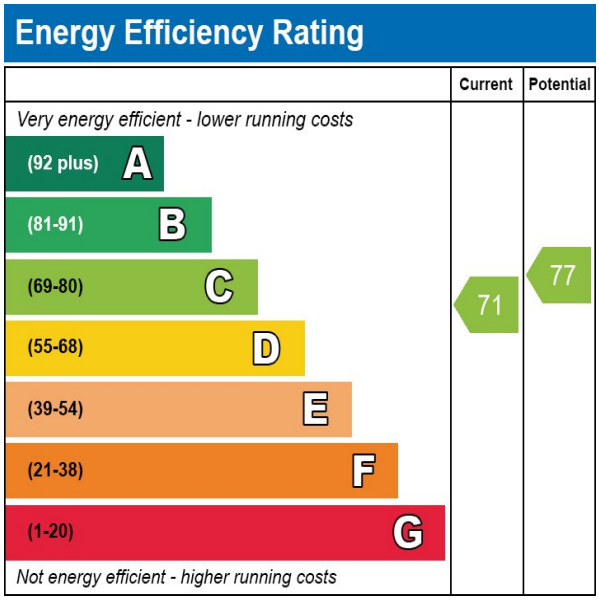
Hall
Radiator, oak effect flooring, door to:

Cloaks wc
Wall mounted wash basin and close coupled wc, window to the side, radiator.

Sitting room
15'2" x 14'1" (4.62 m x 4.29 m)
Window to the front and side aspect, two radiators, stairs rising to the first floor, double doors to:

Kitchen dining room
15'1" x 8'7" (4.60 m x 2.62 m)
Matching wall mounted cupboards, part ceramic tiled splashback, window to the rear and glazed door to the side, wall mounted Glo-worm gas fired heating boiler. Double sliding patio doors to the rear garden.

First floor landing
Window to the side, single built in airing cupboard with hot water cylinder.



Bedroom one
11'8" x 8'5" (3.56 m x 2.57 m)
Window to the front, radiator, double built in wardrobe, door to:

Refitted en-suite
White suite with vanity wash basin, double cupboard beneath, close coupled WC and double shower with fully tiled ceramic walls, heated towel rail radiator.

Bedroom two
8'5" x 7'4" (2.57 m x 2.24 m)
Window to the rear, radiator.

Bedroom three
7'10" x 6'6" (2.39 m x 1.98 m)
Window to the rear, radiator.

Bathroom
Fitted pedestal wash basin, close coupled wc and bath, mixer tap with shower attachment. Part ceramic tiling to the walls, radiator.

Outside
To the front there are two parking spaces, and a small open plan garden. Gated pedestrian access to an enclosed rear garden, lawned area, flower and shrub borders, timber shed, and timber fencing to the side and rear boundaries.

Council Tax Band: C

Holding Deposit: £334

Material Information:
https://reports.sprift.com/property-report/?access_report_id=5689715



Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport, currnet or expired (if expired by no more than 6 months)
- 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. (If expired, by no more than 6 months)
- an Irish passport or passport card, current or expired. (If expired, by no more than 6 months)
- 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.