



## The Limes, Sawston, CB22 3DH

£1,500 pcm  
Unfurnished  
3 Bedrooms  
Available from 16/03/2026

EPC rating: D

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## The Limes, Sawston CB22 3DH

A well presented 3 bedroom family home situated in a quite Cul-de-sac location in the Village of Sawston. Off street parking with garage included. Easy access to Addenbrookes/Papworth Hospital and City Center. Sawston itself has also offers good range of amenities.

- Three bed semi detached home
- Ideally located for Addenbrookes/Papworth Hospital
- Good links to Cambridge City Centre
- Off street parking and garage
- Well maintained garden
- Workshop and shed
- Gas Central Heating
- Deposit: £1730
- EPC - D

Sawston is a village located to the south of Cambridge. The City of Cambridge as well as both Addenbrookes and Papworth hospital as easily reached by car or public transport as is Babraham Research park, the M11 and Whittlesford railway station.

The village itself is very well self contained and boasts amenities such as shops, a library, local pubs, doctors, local police station, and Sawston Village College.

This property benefits from being in a quite cul-de-sac location with off-street parking that also includes a garage. A well maintained garden that can be found to the rear along with a separate workshop and gravel garden to front.

### **FRONT ROOM**

11'6" x 10'10" (3.50 m x 3.30 m)

Half bay window overlooking the front garden.

### **FAMILY ROOM**

12'2" x 10'10" (3.70 m x 3.30 m)

Wall mounted shelving opening to

### **SUN ROOM**

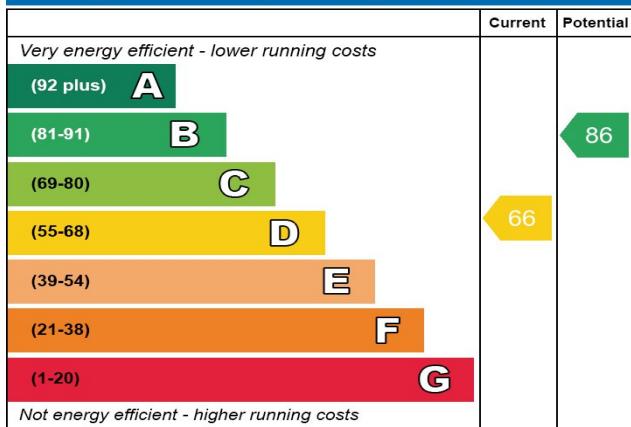
9'6" x 8'10" (2.90 m x 2.70 m)

With patio doors to the rear garden.

Rent: £1,500 pcm

Viewing by appointment

## Energy Efficiency Rating



## KITCHEN

10'2" x 6'7" (3.10 m x 2.00 m)

Modern base units, electric cooker, overhead extractor, fridge and washing machine. Freezer and tumble dryer houses in the garage/ workshop. Larder with shelving.

Please note landlord will not be replacing the tumble dryer if it breaks down.

## BEDROOM 1

11'6" x 10'10" (3.50 m x 3.30 m)

Front double room.

## BEDROOM 2

12'6" x 10'10" (3.80 m x 3.30 m)

Back double room.

## BEDROOM 3/ STUDY

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

Small bedroom.

## BATHROOM

7'7" x 4'11" (2.30 m x 1.50 m)

White bath with shower over, basin and WC.

## FRONT & REAR GARDEN

Off street parking on drive.

Gravel front garden and mature, well maintained rear garden.

Garage, workshop and shed to rear

**Council Tax Band: C**

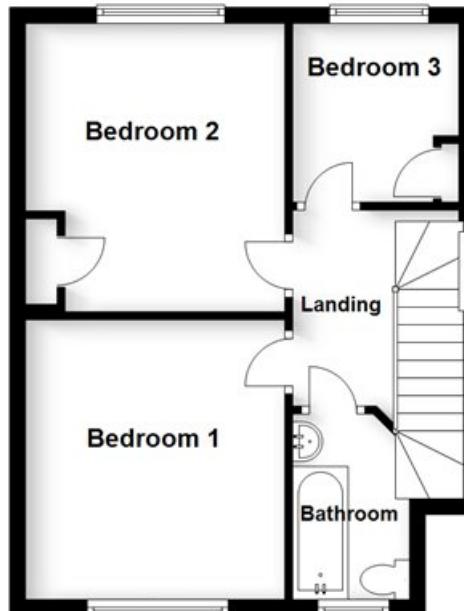
**Holding Deposit: £346**

## Material Information:

[https://sprint.com/dashboard/property-report/?access\\_report\\_id=4952875](https://sprint.com/dashboard/property-report/?access_report_id=4952875)

## First Floor

Approx. 39.1 sq. metres (420.6 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 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.

**Pocock+Shaw**