



Little Meadow, Bar Hill, Cambridge, Cambridgeshire, CB23 8TD

£1,350 pcm

Unfurnished

2 Bedrooms

Available: Now

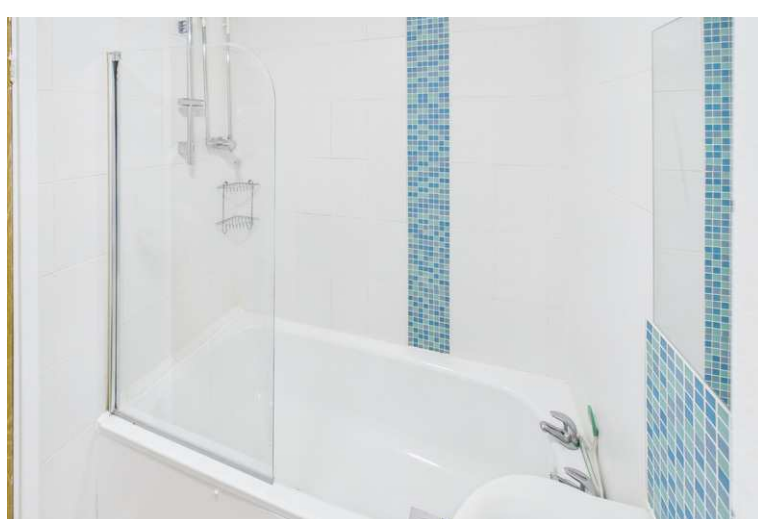
EPC rating: D

45 Mill Road, Cambridge CB1 2AW

TEL: 01223 322552

E-MAIL: cambridgelettings@pocock.co.uk

WEB: www.pocock.co.uk



Little Meadow, Bar Hill, Cambridge, Cambridgeshire CB23 8TD

A well proportioned 2 bedroom, Mid-Terraced House with off street parking and garden to rear. Situated in the thriving village of Bar Hill, North West of the City of Cambridge. Local amenities are ideally located nearby and as well as easy access to the A14/M11.

- Mid terraced 2 bedroom house
- Offered Unfurnished
- Good access to A14/M11
- Recently refurbished
- Small green area to rear
- Fitted wardrobes
- Off street parking
- Offered unfurnished
- Deposit: £1557
- EPC: D

Rent: £1,350 pcm

Viewing by appointment

Bar Hill is a thriving village found appropriately 4 miles North West of Cambridge, just off the A14 allowing great access via local bus routes or car to the city.

The village is served well by a local shopping precinct that includes a well know supermarket , library with post office, post office, doctors surgery and more. The area also serves as a Catchment for Swavesey VC. The surrounding countryside also offers far reaching walks to be enjoyed.

This well proportioned two bedroom terraced house has recently been refurbished which includes a new kitchen, carpet and redecoration throughout. The property enjoys a cul-de-sac position backing onto a small open green area to rear and off street parking.

STORM PORCH

with courtesy light and front door to

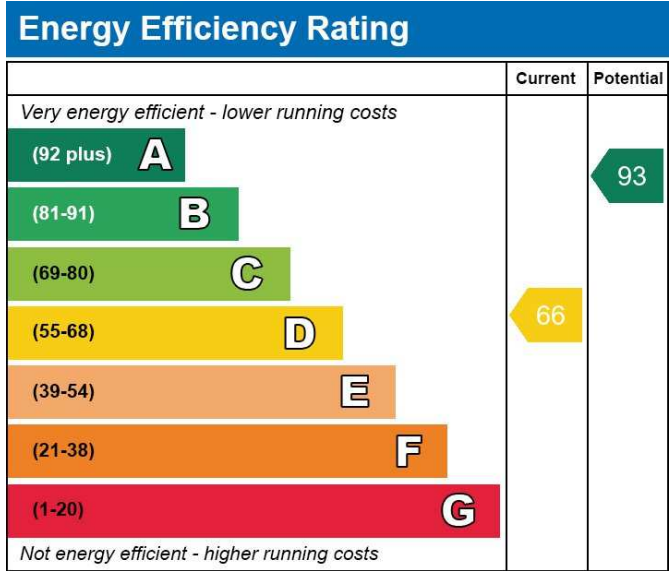
RECEPTION HALLWAY

with window to front, cupboard housing the gas and electric meters, understairs cupboard, stairs to first floor, radiator.

KITCHEN

10'10" x 5'11" (3.30 m x 1.80 m)

with window to front, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, with extractor hood, stainless steel sink unit and drainer.



SITTING/DINING ROOM

13'9" x 11'10" (4.20 m x 3.60 m)
with glazed door and window to rear garden, radiator, coving, vinyl flooring.

FIRST FLOOR

LANDING

with newly fitted carpet to first floor, stairs, landing and bedrooms.

BEDROOM 1

11'10" x 8'10" (3.60 m x 2.70 m)
with window to rear, fitted mirror fronted wardrobes to one wall, radiator.

BEDROOM 2

9'2" x 8'6" (2.80 m x 2.60 m)
with two double glazed windows to front, mirror fronted sliding doors to wardrobe and airing cupboard, radiator.

BATHROOM

with panelled bath with fully tiled surround, chrome shower and glass screen over, wash handbasin, wc, extractor fan, radiator.

OUTSIDE

Off road parking space. Low maintenance front garden with slate chippings and path to front door. Enclosed rear garden (36ft approx.) with central path, lawn and flower and shrub borders, paved area at rear with timber shed and pedestrian gate access. The whole backing onto an attractive open garden area.

Council Tax Band: B

Holding Deposit: £311

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=5565653



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.