

To Let



pocock & shaw

Residential sales, lettings & management



Melvin Way, Histon, CB24 9HY

£1,250 pcm Furnished

1 Bedrooms

Available from 07/02/2024

EPC rating: C

2 Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8DZ

[www.pocock.co.uk](http://www.pocock.co.uk)

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40 Melvin Way  
Histon  
Cambridge  
CB24 9HY

Well presented one bedroom house offered furnished. Sun room, garden and one parking space.

- One bedroom
- Furnished
- Gas central heating
- Available in excellent condition
- Sun room
- Garden with small shed
- One parking space
- Deposit: £1442
- EPC - C
- Council tax band B

Rent: £1,250 pcm

Viewing by appointment

Histon is a very well regarded village just north of the city, with the guided bus route offering easy access to the city and Science Park. Indeed, the bus route runs behind the garden of the house, but is not intrusive.

This one bedroom home is offered in excellent condition, furnished. It has a sun room extension that almost doubles the space on the ground floor. Small garden with raised lawn and shed. Off street parking for one car.

**Dining room** 15'0" x 9'2" (4.57 m x 2.80 m) Entrance into the dining room with dining table and chairs. Open to the kitchen and sun room, with stairs to the first floor.

**Kitchen** 8'10" x 6'4" (2.70 m x 1.92 m) 5 ring gas hob, double electric oven, fridge freezer, dishwasher and washing machine.

**Sun room** 12'11" x 1'1" (3.94 m x 0.32 m) With French doors in the rear garden. Furnished with a sofa.

**Bedroom** 16'1" x 8'11" (4.91 m x 2.71 m) Dual aspect room overlooking open field at the rear. Double bed and drawers supplied.

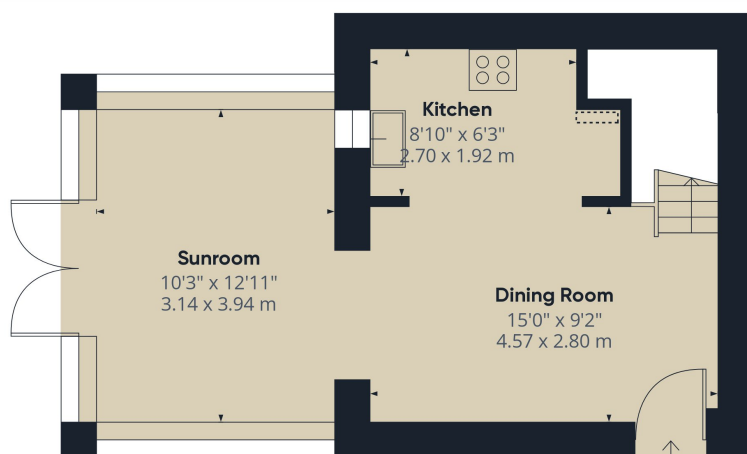
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**Bathroom** 6'9" x 5'11" (2.07 m x 1.80 m) P' shaped shower bath with shower over, basin and WC.

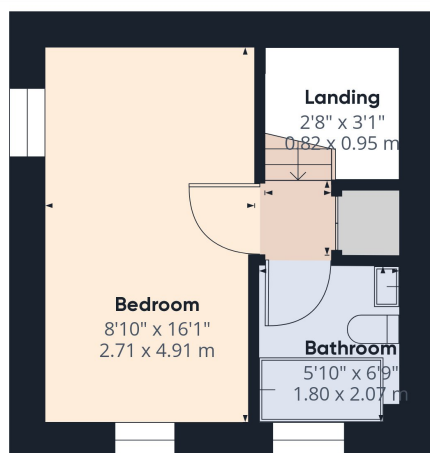
**Garden** Small rear garden with raised lawn area and small shed. The guided busway runs just behind the fence, but this is not intrusive when inside the house.

**Parking** 1 off road space beside the house.

**Council Tax Band:** B



Ground Floor



Floor 1

Approximate total area<sup>®</sup>

604.38 ft<sup>2</sup>  
56.15 m<sup>2</sup>

Reduced headroom

1.04 ft<sup>2</sup>  
0.1 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Applying for a Property

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

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

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 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

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.