

To Let



pocock & shaw

Residential sales, lettings & management



Martingale Close, Cambridge, Cambridgeshire, CB4 3TA

£1,650 pcm Unfurnished

3 Bedrooms

Available from 01/07/2023

EPC rating: C

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31 Martingale Close
Cambridge
Cambridgeshire
CB4 3TA

A well presented, three bedroom semi detached home, enjoying a tucked away position at the end of a sought after cul de sac just off Histon road.

- 3 bedroom house
- Tucked away cul de sac position
- Deposit: £1903.00
- Fitted kitchen/breakfast Room
- Sitting room with patio door to garden
- Gas central heating
- Lovely rear garden
- Parking to front
- Use of garage for storing bikes etc

Rent: £1,650 pcm

Viewing by appointment

A well presented, three bedroom semi detached home, enjoying a tucked away position at the end of a sought after cul de sac just off Histon road.

THE PROPERTY 22'10" x 14'4" (6.97 m x 4.38 m)
The property enjoys a tucked away position within this popular residential cul-de-sac conveniently situated for access into the city, the science park, M11 and A14.

The property would suit a professional couple looking for a third bedroom/study arrangement. The landlord will want to store some of his own items in the garage it can be used for bike storage etc.

STORM PORCH with light on motion sensor, part-glazed door to

HALLWAY with window to side, stairs to first floor, radiator, coat hooks, ceramic tiled flooring

SITTING ROOM 14'5" x 10'10" (4.40 m x 3.30 m) with double glazed sliding patio door to garden, window to rear, radiator, built in cupboard, light oak wood flooring

KITCHEN/BREAKFAST ROOM 12'2" x 7'7" (3.70 m x 2.30 m) with window to front, good range of fitted units and solid wood block work surfaces, 4 ring gas hob with extractor hood over and electric oven below,

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

washing machine, fridge/freezer and dishwasher, one and a quarter bowl sink unit and drainer, ceramic tiled flooring (supply of white goods to be discussed).

FIRST FLOOR LANDING () with window to side, airing cupboard, doors to

BEDROOM 1 13'5" x 8'6" (4.10 m x 2.60 m) with window to rear, radiator

BEDROOM 2 11'10" x 9'10" (3.60 m x 3.00 m) with window to rear, radiator

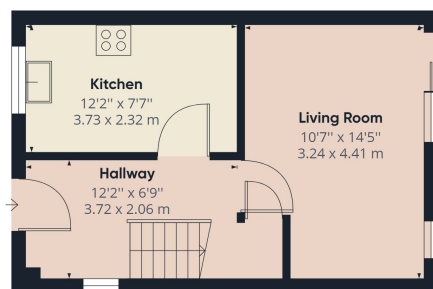
BEDROOM 3/STUDY 8'2" x 5'11" (2.50 m x 1.80 m) with window to rear, radiator

BATHROOM with window to front, panelled bath, chrome pump assisted shower with large daisy shower head over, tiled walls, wc, wash basin, mirror fronted cabinet, heated towel rail.

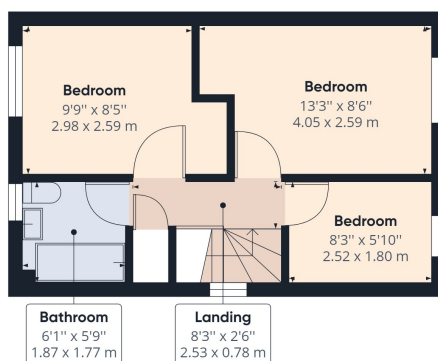
OUTSIDE Open plan front garden area with lawn and flower/shrub border. Use of garage to front (for bike storage etc - not car) and driveway parking space.

Side access gate leading onto a decent sized rear garden with a gravelled seating area adjacent to the rear of the property, lawn and various flower/shrub borders, further paved seating area to rear of garden with garden furniture. The whole offering a good degree of privacy.

Council Tax Band: D



Ground Floor



Floor 1

Approximate total area⁽¹⁾
645.25 ft²
59.95 m²

(1) Excluding balconies and terraces

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.