



Woodman Way, Milton, CB24 6DS

£1,450 pcm

Furnished

2 Bedrooms

Available from 07/05/2024

EPC rating: D

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## Woodman Way, Milton CB24 6DS

A well proportioned, furnished two bedroom terraced house located in Milton. Both the A14 & A10 along with Cambridge North Station, Cambridge Science Park and the local village amenities are easily accessible and the primary school can be found a short walk away. Offered furnished with garden to rear garage and off road parking to front with garage.

- Sought after village location
- Good links to City Centre
- Ideally situated to Science Park
- Primary school nearby
- Newly fitted flooring
- Enclosed rear garden
- Driveway and garage
- Deposit £1673
- EPC: D

Rent: £1,450 pcm

Viewing by appointment

Woodman Way is a small cul-de-sac situated to the North of Cambridge in the village of Milton.

Found just off Humphires way, in turn off the A10, the property benefits from being within easy reach of, Cambridge north Station, Cambridge Science park as well as the A14.

Local amenities can be found nearby in the village along with a well know supermarket chain. Local bus Routes can also be found nearby that provide good access to the City Centre.

This well presented property is is offered furnished and boasts a garage with offload parking to front, rear garden and is ideally placed to be within easy walking distance to a local primary school.

### **SITTING ROOM**

15'1" x 13'5" (4.60 m x 4.10 m)

### **DINING AREA**

8'10" x 6'11" (2.70 m x 2.10 m)

### **KITCHEN**

8'10" x 6'3" (2.70 m x 1.90 m)

With good range of fitted wall and base units, new wall mounted gas central heating boiler, fridge/freezer, electric cooker, washing machine,

### **BEDROOM 1**

13'5" x 8'2" (4.10 m x 2.50 m)

With mirror fronted sliding doors to built in wardrobes.

## Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 88        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 62      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

### BEDROOM 2

10'10" x 6'11" (3.30 m x 2.10 m)  
With built in wardrobe cupboard.

### BATHROOM

With bath and wall mounted electric shower, wc and wash handbasin,

### OUTSIDE

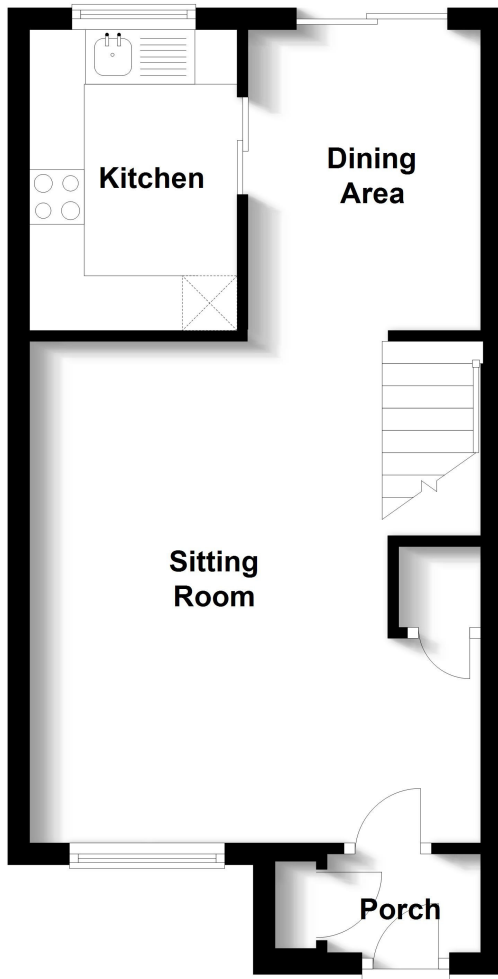
Paved and gravelled open plan garden area to the front with driveway parking for one vehicle, single garage.

Enclosed rear garden, with paved patio area adjacent to the rear of the house leading onto a lawn. Timber shed and rear access gate.

**Council Tax Band: C**

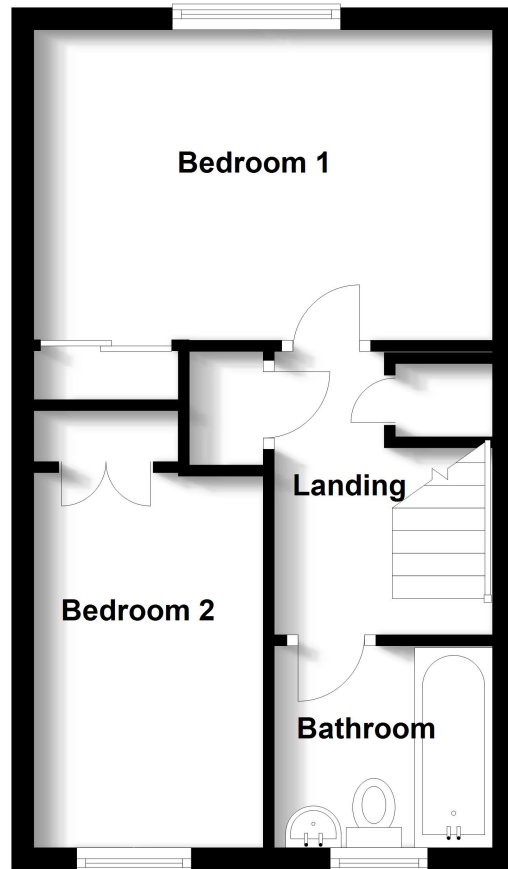
### Ground Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



### First Floor

Approx. 30.4 sq. metres (327.5 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.