

To Let



pocock & shaw

Residential sales, lettings & management



High Street, Somersham, PE28 3JB

EPC - E (has been refurbished since)

£775 pcm Unfurnished

2 Bedrooms

Available

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

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

01223 322552



63 High Street  
Somersham  
Huntingdon  
PE28 3JB

Recently refurbished two bedroom cottage with modern kitchen and shower room. Small garden with store and on street parking. Close to village amenities.

- Character cottage
- Two bedrooms
- New kitchen and shower room
- Freshly refurbished throughout
- Deposit £894.00

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Viewings by appointment

Rent: £775 pcm

Somersham is a well served village close to St Ives and with easy access to Huntingdon or Cambridge. St Ives is on the guided bus route to both larger towns.

This two bedroom cottage has been fully refurbished prior to coming to the rental market.

**LIVING ROOM** 12' 8" x 8' 9" (3.86m x 2.67m) Entrance from the street and stairs to the first floor plus access to the kitchen. New carpets.

**KITCHEN** 10' 4" x 12' 8" (3.15m x 3.86m) Room for a small dining table and chairs. Newly fitted kitchen units with ceramic hob, extractor hood and electric oven. Space and plumbing for a washing machine.

**BEDROOM 1** Double room overlooking the High Street with built in wardrobe.

**BEDROOM 2** Single room with cupboard housing the hot water tank.

**SHOWER ROOM** Newly fitted shower cubicle, basin and WC.

Garden at the rear with brick store and 'work room'. Garden access via side passage and through a neighbouring garden.


Parking is on the street.

EPC rating is E, but the refurbishment may have improved the rating.

Council Tax Band: A

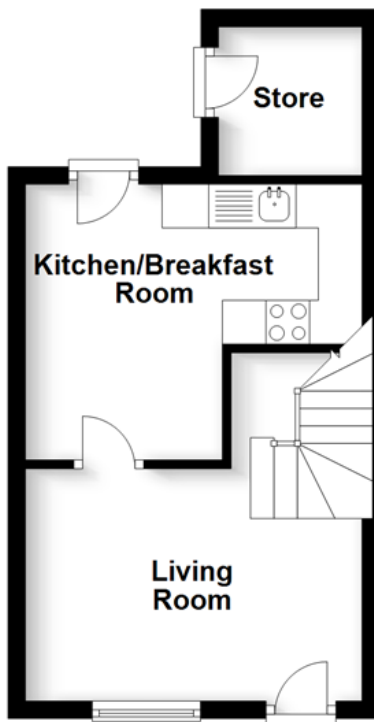
No smokers. No pets. No sharers.

Ref: 24120

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

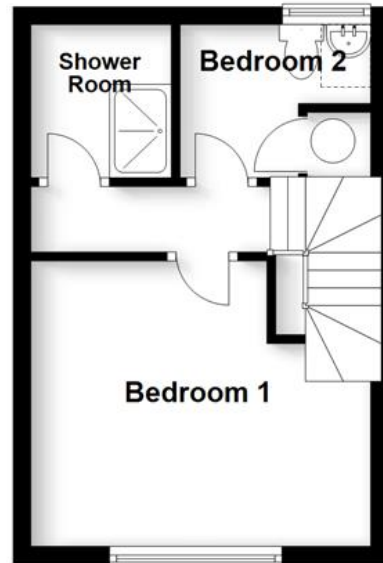
### Ground Floor

Approx. 25.8 sq. metres (277.4 sq. feet)



### First Floor

Approx. 22.8 sq. metres (245.5 sq. feet)



## Applying for a Property

If you would like to rent one of our properties please contact us to arrange a suitable time to come to our office to register an offer. Following recent legislation, all tenants need to prove that they have the right to rent in the UK using the following documents:

### Tenants from within the EEA

(EU member states plus Iceland, Liechtenstein and Norway) or Switzerland.

#### One of the Following:

- British /EEA passport (current or expired).
- Valid biometric immigration document.
- Certificate of naturalisation as a British citizen.

OR

#### Two of the following:

- Birth certificate.
- Letter dated within the last three months from an employer.
- Letter from UK educational institution.
- Full or provisional driving licence (with counterpart).

### Tenants from outside the EEA

The following documentation must be endorsed to indicate that the named person may stay in the UK for a time-limited period:

- Valid passport/travel document
- Biometric immigration document
- Residence card
- Immigration status document issued by the Home Office
- A 'yes' response from the Landlords Checking Service.

These checks need to be followed up either, a) 12 months from the date of the previous check or b) before the expiry of the person's right to live in the UK. We will keep a copy of these documents and they 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.