

To Let



pocock & shaw

Residential sales, lettings & management



## Barn 2 3 Corbett Street, Cottenham, Cambridgeshire, CB24 8QX

£800 pcm Unfurnished

1 Bedrooms

Available from 17/02/2024

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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Barn 2 3 Corbett Street  
Cottenham  
Cambridgeshire  
CB24 8QX

Well presented one bedroom barn conversion in the well served and convenient village of Cottenham. The village itself has good local amenities and allows for good access to Cambridge and the Science/ Business Park. Additional £175pcm for utilities (electricity, gas, water).

- Barn Conversion
- Lovely tucked away position
- In the heart of the village
- Large sitting room with kitchen area
- Double bedroom
- Bathroom
- Character property
- Communal garden
- Deposit: £923.00
- EPC - C

Rent: £800 pcm

Viewing by appointment

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**COMMUNAL ENTRANCE DOOR** ( ) Lobby area. Personal door to staircase rising to the first floor, first floor landing. Doors to bedroom and sitting room.

**LIVING ROOM/ KITCHEN** 15'5" x 18'4" (4.70 m x 5.60 m) With two velux rooflights. Carpeted living area.

Kitchen area with worksurface and inset single drainer stainless steel sink unit, double base unit. Washing machine. Electric oven. Laminate wood effect flooring.

**BEDROOM** 11'10" x 9'6" (3.60 m x 2.90 m) Velux rooflight, radiator.

**BATHROOM** Fitted white suite, with pedestal wash basin, close couple WC, and panelled bath with mixer tap shower. Radiator, Velux rooflight.

**OUTSIDE** There is a small communal courtyard area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	75	75
England, Scotland & Wales	EU Directive 2002/91/EC	

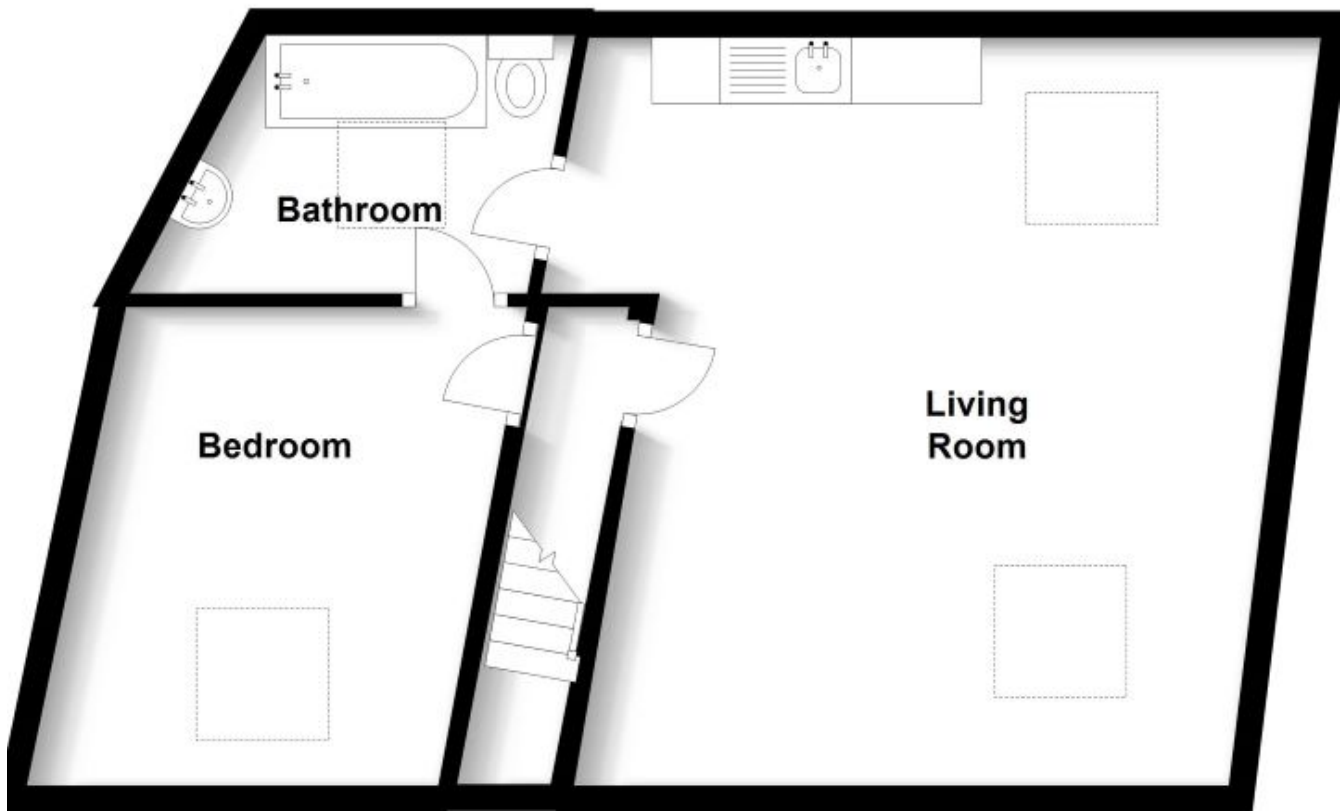
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	76	76
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions: The property is situated just off of The High Street, on the corner of Telegraph Street and Corbett Street, to the rear of 3 Corbett Street. Proceed through the wooden gate and to the end of the side passageway.

**Council Tax Band: B**

## First Floor

Approx. 49.5 sq. metres (532.9 sq. feet)



## 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.