

To Let



pocock & shaw  
Residential sales, lettings & management



## Oak Tree Avenue, Cambridge, CB4 1BA

£1,800 pcm Unfurnished

3 Bedrooms

Available from 01/11/2023

EPC rating: TBC

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

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

01223 322552



70 Oak Tree Avenue  
Cambridge  
Cambridge  
CB4 1BA

Three bedroom family home within easy reach of a good selection of shops, coffee shops, schools and other amenities. Off street parking on the drive and enclosed rear garden.

- Three bed home.
- Off street parking.
- Enclosed rear garden.
- Not suitable for a share group.
- Gas central heating.
- Superfast broadband available.
- Suspended bed in smallest room.
- Pets may be considered on a case by case basis.
- Deposit: £2076.00

Rent: £1,800 pcm

Viewing by appointment

Located in Chesterton Cambridge, this home has almost everything you might want within walking distance. Well regarded catchment schools. Shops and cafe, library near by and a reasonable walk to the river and city centre.

Well proportioned kitchen with access to the garden. The three bedrooms are also well proportioned with the smallest fitted with a suspended bed to make the most of the space.

Off street parking and garden with shed - side access.

**Living room** 13'3" x 12'9" (4.05 m x 3.89 m)  
Accessed from a small entrance hall. Storage cupboard under the stairs. Access to the kitchen/ dining room.

**Kitchen/ dining room** 15'7" x 16'0" (4.75 m x 4.87 m)  
Well proportioned room with 5 ring gas hob, double oven, washing machine, dryer and dishwasher. Fridge can be provided. Access to the garden.

**Ground floor WC** 7'2" x 2'10" (2.19 m x 0.87 m)  
Small hand basin and WC.

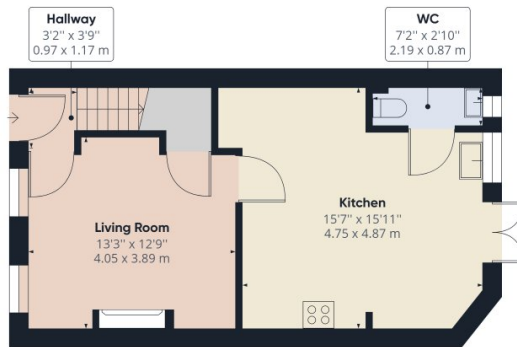
**Bedroom 1** 11'11" x 11'5" (3.62 m x 3.47 m) Double room with built in wardrobes. Overlook the front of the house.

**Bedroom 2** 13'0" x 9'1" (3.97 m x 2.76 m) Double room overlooking the rear.

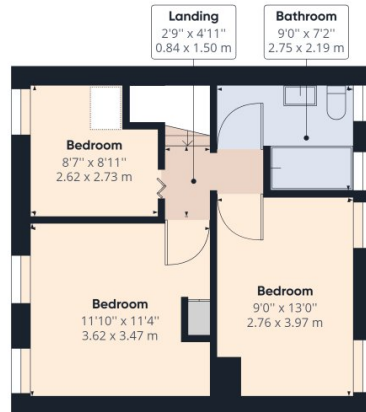
**Bedroom 3** 8'9" x 8'11" (2.67 m x 2.73 m) Smallest of the bedrooms, overlooking the front of the house. Suspended double bed to make the most of the space.

**Bathroom** 9'0" x 7'2" (2.75 m x 2.19 m) P' shaped bath with shower over, basin and WC.

**Council Tax Band: C**



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
842.39 ft<sup>2</sup>  
78.26 m<sup>2</sup>

(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.

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## 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.