

To Let



pocock & shaw

Residential sales, lettings & management



Claygate Road, Cherry Hinton CB1 9JZ

£2,000 pcm

3 Bedrooms

Available from 25/11/2023

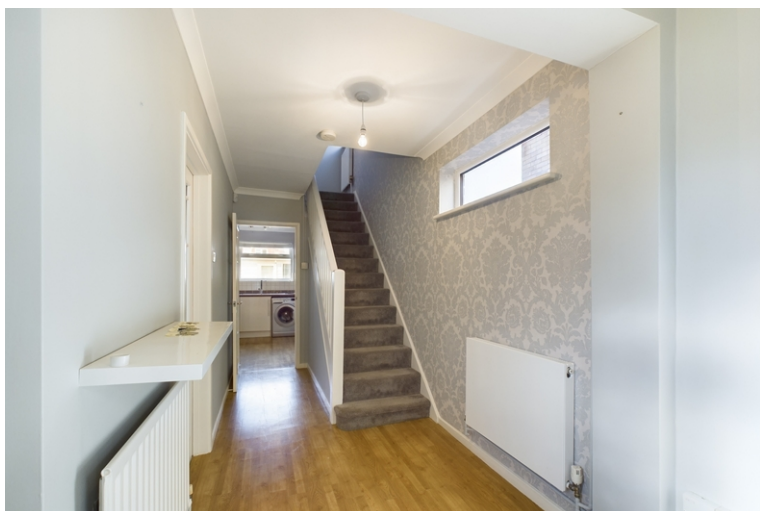
EPC rating: D

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

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

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9 Claygate Road  
Cambridge CB1 9JZ

This nicely presented three bedroom home offers additional space in the 'summer house' which could be an office space or guest room. Off road parking and enclosed rear garden. Located in Cherry Hinton within a stones throw of a variety of shops.

- Three bedroom home.
- Summer house with en-suite shower room
- Enclosed rear garden
- Nicely fitted kitchen
- Power in the shed store
- Gas central heating
- Unfurnished
- Not suitable for share groups
- Pet cat may be considered
- Deposit £2307.00

Rent: £2,000 pcm

Viewing by appointment

Cherry Hinton is located on the south side of Cambridge and offers a good selection of shop and other amenities. Easy access to the hospital site or ARM and also into the main city.

Three bedroom unfurnished home with additional summer rooms space. Two bathrooms, plus ground floor WC. Enclosed garden. Off street parking. Spacious family home.

**Front room** 13'1" x 13'4" (3.98 m x 4.06 m) Picture window overlooking the front garden. Open to the dining room.

**Dining room** 15'9" x 9'3" (4.81 m x 2.82 m) French doors for rear garden and access to the kitchen.

**Kitchen** 10'4" x 9'9" (3.15 m x 2.96 m) Gas hob, eye level oven, built in fridge, washing machine.

**Ground floor WC** 3'11" x 6'10" (1.20 m x 2.08 m) WC and hand basin.

**Master bedroom** 13'4" x 11'2" (4.07 m x 3.41 m) Well proportioned double room.

**Bedroom 2 (front)** 18'1" x 7'5" (5.50 m x 2.27 m) Extended room offering double bedroom space.

## 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>		80
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Bedroom 3** 8'11" x 11'3" (2.71 m x 3.42 m) Double room overlooking the rear garden. Built in wardrobes.

**Bathroom** 5'5" x 8'0" (1.65 m x 2.43 m) Shower over the bath, basin and WC.

**Summer house** 13'2" x 11'8" (4.02 m x 3.55 m) Versatile additional space - could be home office or guest space.

**En-suite** 11'11" x 6'10" (3.62 m x 2.09 m) Shower room with basin and WC - accessed within the summer house.

**Store room / shed** 11'11" x 6'10" (3.62 m x 2.09 m) With power and suitable for housing a freezer.

**Council Tax Band: D**



## 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.