

To Let



pocock & shaw

Residential sales, lettings & management



Maryland Avenue, Swaffham Bulbeck, Cambridge, Cambridgeshire,  
CB25 0LT

£1,675 pcm Unfurnished  
3 Bedrooms

EPC rating: D

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

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40 Maryland Avenue  
Swaffham Bulbeck  
Cambridge  
Cambridgeshire  
CB25 0LT

A 3 bed Semi-Detached property, located in the small village of Swaffham Bulbeck. Situated in a quiet Cul de Sac location the property has been freshly decorated with new carpets to all bedrooms and stairs. Offered unfurnished, Maryland Avenue benefits from generous outdoor space with ample parking, large rear garden and comes equipped with a modern kitchen and bathroom,

- Cul de sac location
- Ample parking to front
- Spacious Kitchen
- Modern Bathroom
- Large rear garden
- Utility with ground floor wc
- Oil fired heating
- Deposit: £1932.00
- EPC: D

Rent: £1,675 PCM

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Swaffham Bulbeck is ideally situated on the Suffolk and Cambridgeshire boarder, and is within easy reach of both the famous racing town of Newmarket (6 miles), the popular city of Cambridge (8 miles) and is a brief 10 minute drive to access the A14. The village boasts a local village pub, The Black Horse Inn, a local convenience store as well as local primary school.

**SITTING ROOM** 18'1" x 14'5" (5.50 m x 4.40 m) With wall mounted fire place. (Not currently in use)

**DINING ROOM** 10'6" x 8'10" (3.20 m x 2.70 m) With storage cupboard containing wall mounted oil fired central heating boiler.

**CONSERVATORY** 21'4" x 10'6" (6.50 m x 3.20 m)

**KITCHEN/BREAKFAST ROOM** 16'9" x 8'6" (5.10 m x 2.60 m) Split level kitchen with a vast range of fitted wall and

## 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>		79
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

base units, Rangemaster 5 ring cooker with extractor hood over, under unit lighting, breakfast bar area, one and a quarter bowl stainless steel sink unit and drainer, integrated dishwasher and fridge/freezer and intergrted Siemens microwave.

**UTILITY ROOM** 4'11" x 4'7" (1.50 m x 1.40 m) With free standing washing machine

**CLOAKROOM** 16'9" x 8'6" (5.10 m x 2.60 m) With wash hand basin and wc.

**BEDROOM 1** 12'10" x 10'6" (3.90 m x 3.20 m) With built in cupboard.

**BEDROOM 2** 10'6" x 9'10" (3.20 m x 3.00 m) With built in cupboard.

**BEDROOM 3** 10'6" x 9'10" (3.20 m x 3.00 m)

**BATHROOM** () Recently refurbished to modern standard with hand wash basin, L shaped bath with optional overhead or hand held shower and wc

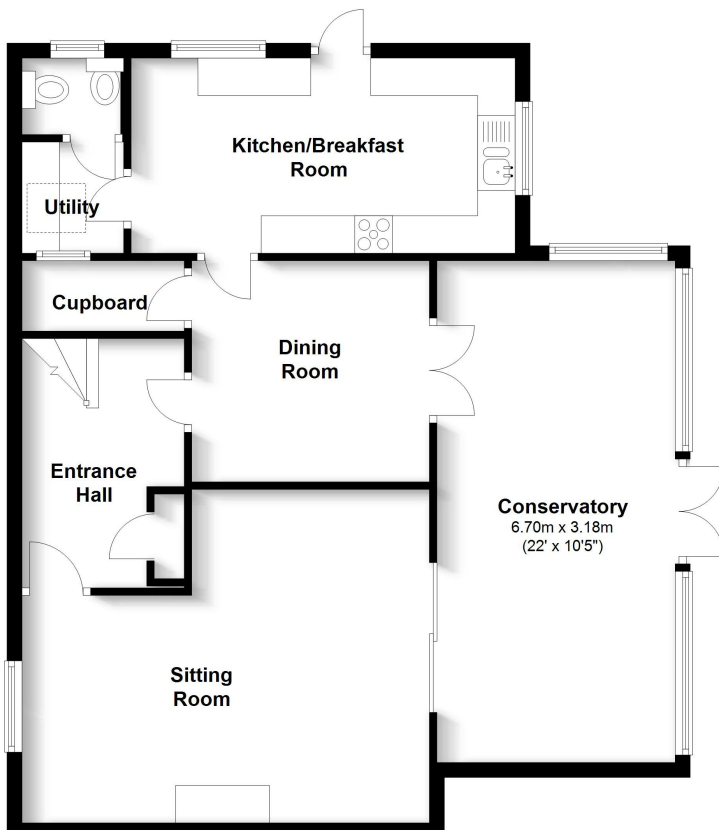
**GARDENS** 12'10" x 10'6" (3.90 m x 3.20 m) Gravelled driveway to front, large lawned garden to rear, 2 timber sheds for tenant use and raised decked seating area.

**BEDROOM 2** 10'6" x 9'10" (3.20 m x 3.00 m) window to rear with views to garden, built in wardrobe cupboard.

**Council Tax Band: B**

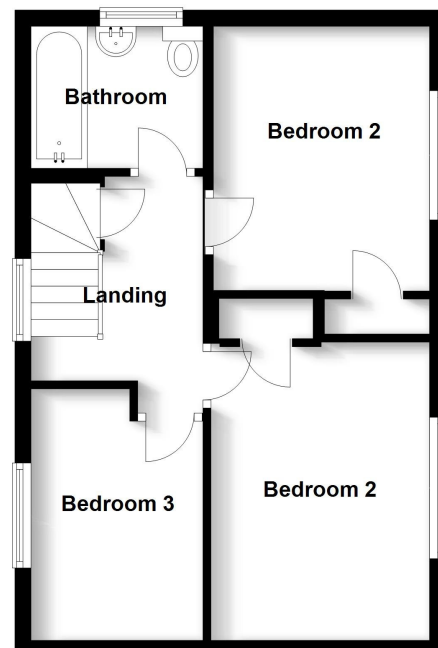
### Ground Floor

Approx. 80.6 sq. metres (867.1 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.7 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.