

To Let



pocock & shaw

Residential sales, lettings & management



Woodman Way, Milton, CB24 6DS

£1,600 pcm Furnished

3 Bedrooms

Available from 21/06/2023

EPC rating: D

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

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11 Woodman Way
Milton
Cambridge
CB24 6DS

A well presented, comfortable family home located in Milton. Both the A14 & A10 along with Cambridge North Station, Cambridge Science Park and the local village amenities are easily accessible and the primary school can be found a short walk away. Offered furnished with a landscaped back garden, garage and off road parking to front.

- Cul-de-Sac Location
- Good location for Cambridge North Station
- Cambridge Science Park close by
- Garage and off street parking
- Front and enclosed rear garden
- Offered furnished
- Gas central heating
- Deposit: £1846.00
- EPC Rating: D

Rent: £1,600 pcm

Viewing by appointment

Woodman Way is a small cul-de-sac situated to the North of Cambridge in the village of Milton.

Found just off Humphires way, in turn off the A10, the property benefits from being within easy reach of, Cambridge north Station, Cambridge Science park as well as the A14.

Local amenities can be found nearby in the village along with a well know supermarket chain. Local bus Routes can also be found nearby that provide good access to the City Centre.

This well presented property is is offered furnished and boasts a garage with offload parking to front, both front and rear gardens and is ideally placed to be within easy walking distance to a local primary school.

ENTRANCE HALL 7'3" x 3'7" (2.20 m x 1.10 m) Hall give access to the ground floor WC/ cloakroom and also the living room.

CLOAKROOM 3'7" x 5'7" (1.10 m x 1.70 m) WC, basin and heated towel rail.

LIVING ROOM 15'9" x 11'6" (4.80 m x 3.50 m) Supplied with two sofas, electric fire (as pictured) and a storage cupboard under the stairs.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DINING ROOM 10'6" x 8'10" (3.20 m x 2.70 m) Double doors to the dining room with table and chairs and access via French doors to the garden.

KITCHEN 10'6" x 6'3" (3.20 m x 1.90 m) Nicely fitted kitchen with floor and wall mounted units, gas hob, electric oven, extractor hood, washing machine and fridge freezer.

BEDROOM 1 10'2" x 8'10" (3.10 m x 2.70 m) Double room with built in wardrobe and en-suite shower room. Supplied with a double bed.

BEDROOM 2 8'10" x 11'2" (2.70 m x 3.40 m) Double room with built in wardrobe. Supplied with a double bed.

BEDROOM 3 8'6" x 6'7" (2.60 m x 2.00 m) Single room with single bed and fitted wardrobe.

BATHROOM 6'3" x 6'3" (1.90 m x 1.90 m) 'P' shaped bath with shower over, basin and WC. Heated towel rail.

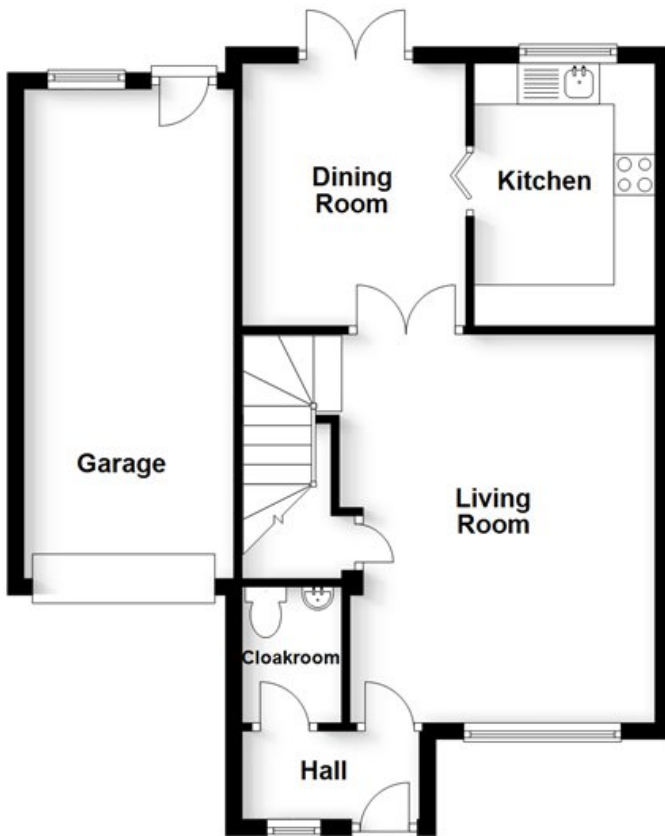
EXTERNAL Garage with parking off street in front of it.

Open front garden and pretty landscaped rear garden including an area of decking with garden bench and table. Rear access to the garage.

Council Tax Band: D

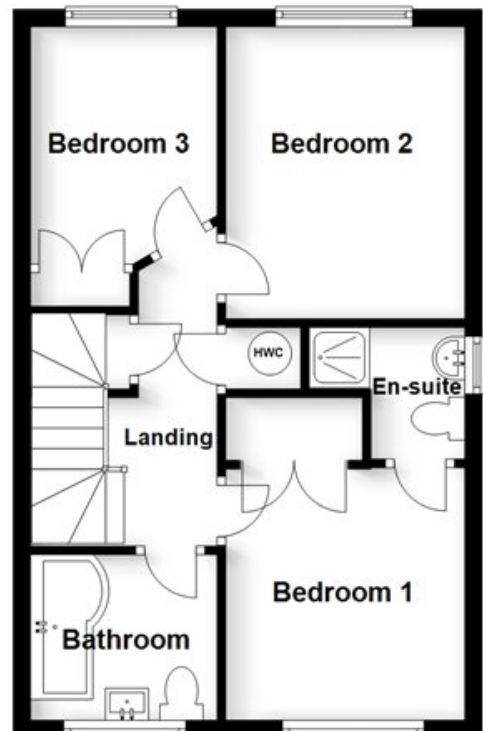
Ground Floor

Approx. 59.0 sq. metres (635.4 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.7 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.