

To Let



pocock & shaw

Residential sales, lettings & management



Peverel Road, Cambridge, CB5 8RL

£1,800 pcm Unfurnished

3 Bedrooms

Available from 22/08/2023

EPC rating: C

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

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206a Peverel Road
Cambridge
CB5 8RL

Located in the East of Cambridge, this well presented 3 Bedroom Property benefits from off road parking to rear with access via garden to rear. Nearby are good local transport routes to the City Center, Addenbrookes Hospital and Marshall's Airfield.

- 3 Good bedrooms
- Bathroom and en-suite shower
- Cloakroom
- Living room with patio doors
- Gas central heating
- Enclosed rear garden
- Off road parking to rear with 2 spaces
- Deposit - £2076
- EPC: B
- Bike rack in rear garden

Rent: £1,800 pcm

Viewing by appointment

Peverel road is located toward the east of Cambridge just off and Barnwell Road with Local amenities that can be found within easy walking distance on the corner of both Barnwell and Newmarket Road.

Slightly further afield, larger well known supermarkets, and the Beehive Center can also be found. All of which can be reached by local bus routes, a 20 minute walk or a 5 minute drive.

It's Location makes the property ideal for those working at Addenbrookes Hospital or Marshall's Airfield. The A14 is also easily accessible via the B1047.

Parking to rear with spaces for 2 cars can be accessed from The Stepneys via Barnwell Road.

ENTRANCE HALL With under stairs cupboard

CLOAKROOM With Hand wash basin, W/C and and Boiler.

LIVING ROOM 14'5" x 11'1" (4.39 m x 3.39 m) With patio doors to rear garden and glazed bi-fold doors to kitchen

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

KITCHEN/DINING ROOM 16'2" x 8'0" (4.94 m x 2.44 m) Including free-standing washing machine, fitted oven and hob, cooker hood, and integrated fridge/freezer,

BEDROOM 1 13'9" x 9'1" (4.18 m x 2.78 m)

EN-SUITE SHOWER ROOM With walk in shower cubical, W/C, basin, and heated towel rail.

BEDROOM 2 10'3" x 9'2" (3.12 m x 2.80 m)

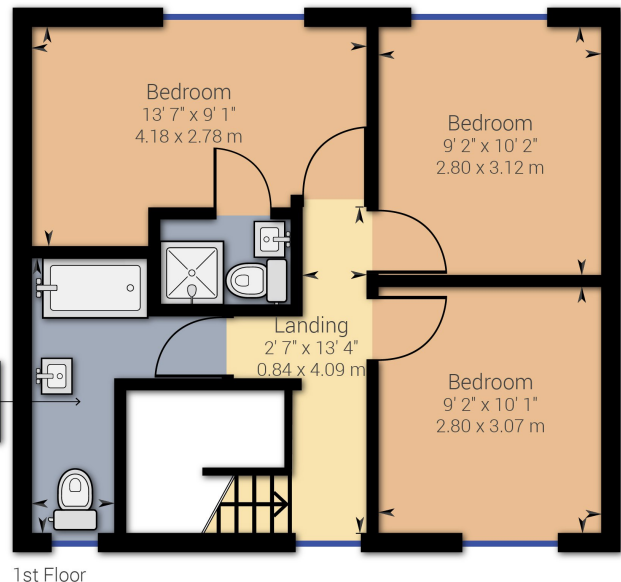
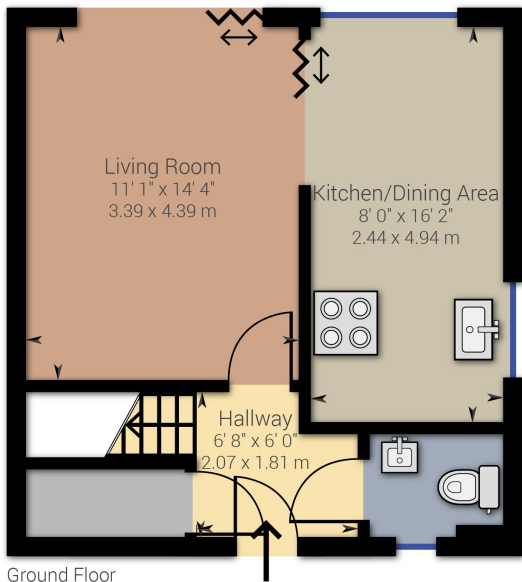
BEDROOM 3 10'1" x 9'2" (3.07 m x 2.80 m)

BATHROOM 11'3" x 3'5" (3.43 m x 1.04 m) Includes bath with shower over, basin, W/C and heated towel rail

GARDEN Includes shed and covered bike storage with bike racks.

Parking allocated for the property is accessible from the rear gate and are the two spaces adjacent from the rear of the property.

Council Tax Band: C



Approximate net internal area: 826.89 ft² / 76.82 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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.