



Dolphin Close, Cambridge, Cambridgeshire, CB1 9GU

£1,750 pcm

Unfurnished

4 Bedrooms

Available from 09/02/2024

EPC rating: C

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

TEL: 01223 322552

E-MAIL: cambridgelettings@pocock.co.uk

WEB: www.pocock.co.uk



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A freshly redecorated and deceptively spacious 4 bedroom semi detached house, enjoying a cul-de-sac position in the popular area Cherry Hinton. Benefiting from off street parking to front and spacious garden to the rear this property is located close to a well known supermarket, within easy reach of ARM, Addenbrookes and Papworth hospitals, Marshall's Airport, The A14 and in close proximity to regular bus routes serving the city centre.

- Sort after area of Cherry Hinton
- Good access to Addenbrookes, Arm and Marshall's
- Spacious 4 Bedroom House
- 2 Reception Rooms
- Off Road parking
- Newly redecorated including flooring
- Modern Kitchen
- Low maintenance rear Garden
- EPC rating: C
- Deposit: £2192.00

Rent: £1,750 pcm

Viewing by appointment

Dolphin Close is located toward the East of Cambridge in the sort after area of Cherry Hinton. The property is set in cul-de-sac location situated off Antelope Way, in turn off Eland Way.

This spacious 4 bedroom property, is ideally positioned to provide great access to both Addenbrookes and Papworth Hospitals, ARM, Marshall's Airport, the A14 as well as other local amenities.

Local bus routes are also on hand to reach the City Center and Cambridge Central train station.

The property benefits from having been recently redecorated including floors, off street parking, modern kitchen with ample storage, spacious low maintenance rear garden, conservatory and 2 reception rooms.

Landlord is offering 1 month's free rent if tenancy term of 18 months is taken on.

RECEPTION HALL

With newly fitted flooring and staircase with new carpet leading to 1st floor.

CLOAKROOM

with wc and hand basin.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

KITCHEN/BREAKFAST ROOM

11'10" x 11'2" (3.60 m x 3.40 m)

With newly fitted worktops and flooring, both wall and floor units providing ample storage, inset sink unit, fitted oven and gas hob, cooker hood,

DINING ROOM/STUDY

11'2" x 9'6" (3.40 m x 2.90 m)

With newly fitted flooring and uPVC French doors to rear garden.

SITTING ROOM

15'9" x 11'10" (4.80 m x 3.60 m)

With laminate flooring, fire place with log effect gas fire and uPVC double doors leading to

CONSERVATORY

11'2" x 7'10" (3.40 m x 2.40 m)

With sliding patio door to garden

FIRST FLOOR

LANDING

With newly fitted carpet and cupboard housing hot water tank

BEDROOM 1

11'2" x 9'6" (3.40 m x 2.90 m)

With newly fitted carpet and built in wardrobe.

BEDROOM 2

11'2" x 9'6" (3.40 m x 2.90 m)

With newly fitted carpet and wardrobe recess.

BEDROOM 3

13'1" x 8'6" (4.00 m x 2.60 m)

With newly fitted carpet and built in wardrobe.

BEDROOM 4

8'10" x 7'7" (2.70 m x 2.30 m)

With newly fitted carpet

BATHROOM

Includes bath with shower over, hand basin with vanity unit to right, WC and heated towel rail

Council Tax Band: C

Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

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

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 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

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.