



Tamarin Gardens, Cambridge, Cambridgeshire, CB1 9GQ

£1,700 pcm

Furnished

3 Bedrooms

Available from 05/05/2025

EPC rating: D

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45 Tamarin Gardens, Cambridge, Cambridgeshire CB1 9GQ

A modern 3 bedroom end of terrace house tucked away in the corner of the cul-de-sac in this popular and convenient location. Part furnished.

- Part furnished end of terrace house
- Corner cul-de- sac location
- Sitting Room
- Kitchen/diner with access to garden
- 3 bedrooms
- First floor bathroom
- Gas central heating
- Sunny rear garden
- Carport
- Sorry - no smokers or pets

Rent: £1,700 pcm

Viewing by appointment

A modern 3 bedroom end of terrace house tucked away in the corner of the cul-de-sac in this popular and convenient location.

Upvc part glazed door to

ENTRANCE PORCH

4'3" x 2'11" (1.30 m x 0.90 m)

with shelving/shoe rack to one wall, radiator, laminate wood flooring, opening onto

SITTING ROOM

14'5" x 14'5" (4.40 m x 4.40 m)

with double glazed window to front, radiator, stairs to first floor, fireplace with gas fire (not to be used decorative use only), shelving to one side of chimney breast, laminate wood flooring, door to

KITCHEN/DINING ROOM

14'5" x 10'2" (4.40 m x 3.10 m)

with part glazed door and two windows to garden, radiator, attractive kitchen units with four ring gas hob with extractor over and electric oven below, fridge and freezer, washing machine, ceramic tiled flooring to kitchen area, wall mounted Vaillant gas central heating boiler.

LANDING

with window to side, airing cupboard with lagged hot water tank, doors to

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

BEDROOM 1

12'10" x 8'2" (3.90 m x 2.50 m)

with window to front, mirror fronted wardrobes to part of one wall.

BEDROOM 2

9'2" x 8'2" (2.80 m x 2.50 m)

with window to rear with views to garden, radiator.

BEDROOM 3 (L SHAPED)

9'6" x 5'11" (2.90 m x 1.80 m)

with window to front, radiator, deep built in over stair cupboard with hanging rail.

BATHROOM

with window to rear, panelled bath with mixer taps and shower attachment, tiled surround, wash handbasin with tiled surround and recessed display shelf over, wc, radiator.

OUTSIDE

45'0" x 15'0" (45.00 ft x 15.00 ft)

Lawned open plan front garden area with path to front door and gate to side. Landscaped rear garden (45ft approx.) with sunny aspect, timber decked patio area adjacent to the rear of the property leading onto a lawn. Carport within the development.

Council Tax Band: C

Holding Deposit: £392



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.