



Church End, Weston Colville, CB21 5PE

£1,350 pcm

Unfurnished

3 Bedrooms

Available from 15/11/2024

EPC rating: E

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## Church End, Weston Colville CB21 5PE

A well proportioned 3 bed property located 10 miles south east of Cambridge in the rural village of Western Colville. Offered unfurnished with oil fired heating, off road parking with garage, large garden to rear and functioning fire place located in the lounge.

- Quite Village Location
- 3 bedroom family home
- Oil fired heating
- Offered unfurnished
- Large enclosed Garden
- Garage and off street parking
- Pets considered
- Fully functioning fire place
- EPC: D
- Deposit: £1557

Rent: £1,350 pcm

Viewing by appointment

Weston Colville is a village located in South Cambridgeshire, 10 miles Southeast of Cambridge, 7.5 miles south of Newmarket and 7 miles Northwest of Haverhill on the Suffolk Boarder.

Amenities can be found either a car drive way in Haverhill or Newmarket, with a more diverse array available further afield in the City of Cambridge. Local pubs can be found in the village of West Wrating, The Chestnut Tree or Borough Green The Bull.

Addenrookes and Papworth Hospital are also a 14 mile drive away and the closets station is located 4.5 Miles north in Dullingham.

This Well proportioned three bed family benefits from being in a quite rural location, off street parking with garage, large garden to the rear and fully functioning fire in the lounge. Pets are are also considered.

### **LIVING ROOM**

17'10" x 11'11" (5.44 m x 3.63 m)

Includes functioning fire place. Please note it will be at the responsibility of the tenant to have this cleaned annually if used.

### **KITCHEN**

17'10" x 10'4" (5.44 m x 3.16 m)

Includes free standing cooker pantry and under stairs cupboard cupboard. Space available for free standing fridge freezer and washing machine.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

### UTILITY

8'3" x 11'4" (2.51 m x 3.45 m)

Includes cloakroom with W/C and access to garage

### GARAGE

16'2" x 12'8" (4.92 m x 3.86 m)

### 1st FLOOR

#### BEDROOM 1

9'6" x 12'1" (2.89 m x 3.69 m)

With built in cupboard

#### BEDROOM 2

10'7" x 10'6" (3.22 m x 3.20 m)

With built in cupboard

#### BEDROOM 3

8'2" x 9'3" (2.48 m x 2.83 m)

### BATHROOM

6'11" x 7'7" (2.11 m x 2.31 m)

Includes bath with electric shower over, hand wash basin, W/C

### EXTERNAL

Garden and parking to front with room for 2 cars, oil fired boiler to right of property and generous garden to rear

### Council Tax Band: D

 <p style="text-align: center;">Ground Floor</p>	<p style="text-align: center;">Pocock+Shaw</p> <p style="text-align: center;">Approximate total area<sup>(1)</sup></p> <p style="text-align: center;">1155.6 ft<sup>2</sup> 107.36 m<sup>2</sup></p>
 <p style="text-align: center;">Floor 1</p>	

## 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.