



Symonds Lane, Grantchester, CB3 9NU

£1,800 pcm

Furnished/Unfurnished

2 Bedrooms

Available from 16/01/2024

EPC rating: E

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## Symonds Lane, Grantchester CB3 9NU

A rather special and well presented two bedroomed house occupying a lovely position within this highly regarded village on the outskirts of the city.

- Highly sought after village location
- Two double bedrooms
- Stylish shower room
- No Pets.
- Modern fitted kitchen with appliances
- Calor gas heating
- Parking and patio garden
- Must be viewed to be fully appreciated

Rent: £1,800 pcm

Viewing by appointment

Grantchester is without question, one of the most sought after and picturesque villages in the Cambridge area, situated just south west of the historical city. The village enjoys a good range of facilities including four pubs, the Orchard Tea Rooms and the historic village church, immortalised by Rupert Brook.

The property is an end terrace house forming a small terrace of three set back from the road and surrounded by garden land and backing onto paddocks. The property is offered on a furnished basis but the landlord may consider a tenant looking for a part or unfurnished property.

### RECEPTION LOBBY

with coathooks, understair recess area.

### CLOAKROOM

with window to side, wc, vanity wash handbasin, wainscoting, mirror fronted cabinet, laminate wood flooring.

### DINING ROOM

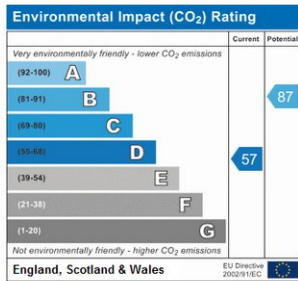
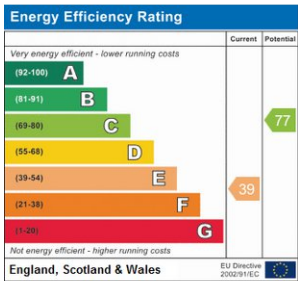
15'1" x 11'2" (4.60 m x 3.40 m)

with window to rear with views to garden, window to side, glazed panel and doorway to kitchen and opening leading to sitting room.

### KITCHEN

13'1" x 5'11" (4.00 m x 1.80 m)

with part glazed door and window to rear, excellent range of white high gloss wall and base units with work surfaces and tiled splashbacks, built in four ring induction hob, eye level double oven, integrated washer dryer and dishwasher, plate rack, built in shelved cupboard.



## SITTING ROOM

14'1" x 11'2" (4.30 m x 3.40 m)

with three windows to front with views to garden, door to lobby, stairs to first floor, TV point.

## LANDING

with feature oriel window to side, cupboard housing the Valliant gas combination boiler, doors to

## BEDROOM 1

14'1" x 11'2" (4.30 m x 3.40 m)

with window to front with views to garden, ceramic sink unit with mirror fronted cabinet over, built in wardrobe cupboard with hanging rail and shelving.

## BEDROOM 2

13'5" x 10'10" (4.10 m x 3.30 m)

with two windows to rear with views to garden, ceramic sink unit with mirror fronted cabinet over.

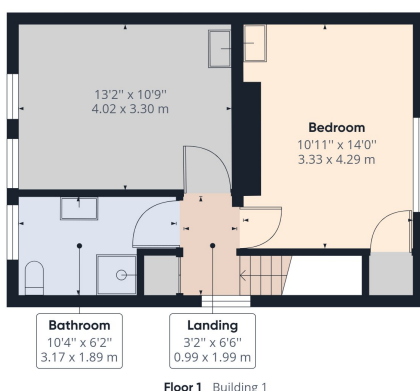
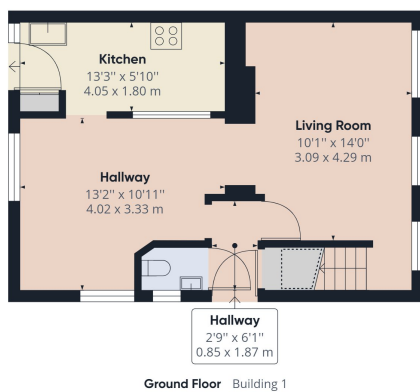
## SHOWER ROOM

contemporary style shower room with window to rear, large shower cubicle with glass screen/door and chrome thermostatic shower unit over, wc, vanity wash handbasin with mirror fronted cabinet over, wall light and shaver point, chrome heated radiator, extractor fan.

## OUTSIDE

The property is set well back from the road and enjoys a pleasant outlook over landscaped gardens to the front and rear. Driveway parking for two vehicles to side. Attractive paved patio area 18' x 15' approx. with views to gardens and paddock beyond. Outside lighting, power point and water tap.

## Council Tax Band: D



### Approximate total area<sup>(1)</sup>

801.30 ft<sup>2</sup>  
74.44 m<sup>2</sup>

### Reduced headroom

11.37 ft<sup>2</sup>  
1.06 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## 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.