



Woodman Way, Milton, CB24 6DS

£1,700 pcm

Unfurnished

3 Bedrooms

Available from 04/04/2025

EPC rating: D

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11 Woodman Way, Milton CB24 6DS

A well presented, comfortable family home located in Milton. Both the A14 & A10 along with Cambridge North Station, Cambridge Science Park and the local village amenities are easily accessible and the primary school can be found a short walk away. Offered unfurnished with a landscaped back garden, garage and off road parking to front.

- Cul-de-Sac Location
- Good location for Cambridge North Station
- Cambridge Science Park close by
- Garage and off street parking
- Front and enclosed rear garden
- Offered unfurnished
- Gas central heating
- Deposit: £1961
- EPC Rating: D

Rent: £1,700 pcm

Viewing by appointment

Woodman Way is a small cul-de-sac situated to the North of Cambridge in the village of Milton.

Found just off Humphries way, in turn off the A10, the property benefits from being within easy reach of, Cambridge north Station, Cambridge Science park as well as the A14.

Local amenities can be found nearby in the village along with a well know supermarket chain. Local bus Routes can also be found nearby that provide good access to the City Centre.

ENTRANCE HALL

7'3" x 3'7" (2.20 m x 1.10 m)

Hall give access to the ground floor WC/ cloakroom and also the living room.

CLOAKROOM

3'7" x 5'7" (1.10 m x 1.70 m)

WC, basin and heated towel rail.

LIVING ROOM

15'9" x 11'6" (4.80 m x 3.50 m)

electric fire (as pictured) and a storage cupboard under the stairs.

DINING ROOM

10'6" x 8'10" (3.20 m x 2.70 m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Double doors to the dining room with via French doors to the garden.

KITCHEN

10'6" x 6'3" (3.20 m x 1.90 m)

Vfitted kitchen with floor and wall mounted units, gas hob, electric oven, extractor hood, washing machine and fridge freezer.

BEDROOM 1

10'2" x 8'10" (3.10 m x 2.70 m)

[listing_room_6_description]

BEDROOM 2

8'10" x 11'2" (2.70 m x 3.40 m)

Double room with built in wardrobe.

BEDROOM 3

8'6" x 6'7" (2.60 m x 2.00 m)

With fitted wardrobe.

BATHROOM

6'3" x 6'3" (1.90 m x 1.90 m)

'P' shaped bath with shower over, basin and WC. Heated towel rail.

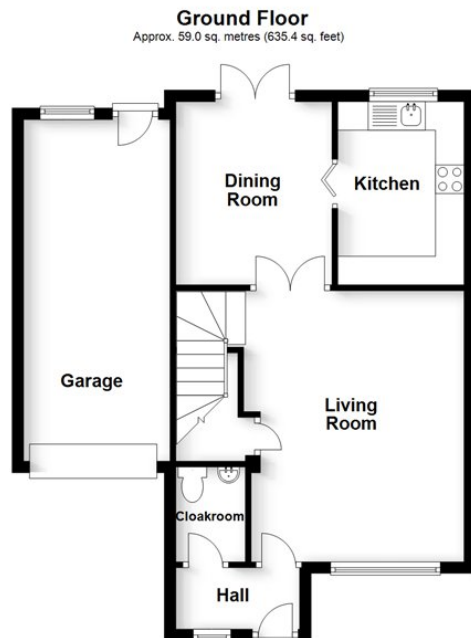
EXTERNAL

0'0" x 0'0" (0.00 m x 0.00 m)

Garage with parking

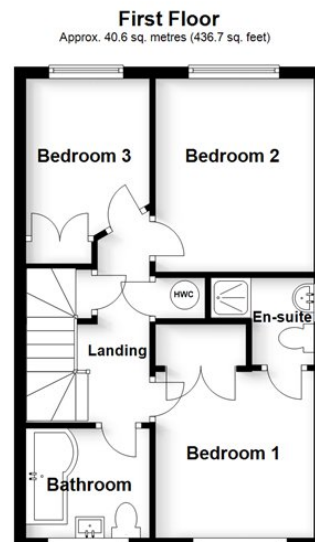
off street in front of it.

Open front garden and pretty landscaped rear garden including an area of decking with garden bench and table. Rear access to the garage.



Council Tax Band: D

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.