



Woodlark Drive, Cottenham, CB24 8XT

£1,275 pcm

Unfurnished

2 Bedrooms

Available from 19/12/2025

EPC rating: C

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## Woodlark Drive, Cottenham CB24 8XT

A two bedroom mid terraced home, with an enclosed rear garden and off road parking.

- Sitting room
- Kitchen dining room
- Two bedrooms
- Bathroom with shower
- Gas radiator heating system
- Rear garden
- Off road parking
- Deposit: £1471
- EPC: C
- Council tax band C

Rent: £1,275 pcm

Viewing by appointment

A two bedroom home, located on this popular development just off the High Street. With numerous shops and amenities all with a short walk, including a Co-op store, greengrocers and post office.

With an enclosed rear garden and off road parking to the rear.

### Part glazed entrance door

### Entrance hall

Stairs rising to the first floor, radiator. Door to:

### Sitting room

13'8" x 13'4" (4.17 m x 4.06 m)

Window to the front, radiator, wood effect flooring, door to:

### Kitchen dining room

13'3" x 8'0" (4.04 m x 2.44 m)

Fitted range of units with work surface, inset coloured single drainer sink unit with base units beneath, inset four burner gas hob and single oven. Matching wall mounted cupboards with integrated extractor fan. Space and plumbing for washing machine. Window to the rear and radiator. Sliding patio door to the rear garden.

### Landing

Radiator and access to loft space.

### Bedroom one

13'3" x 7'10" (4.04 m x 2.39 m)

Window to the rear and radiator. Double fitted wardrobe.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Bedroom tow

13'4" x 7'9" (4.06 m x 2.36 m)

Window to the front, radiator. Single fitted airing cupboard.

### Outside

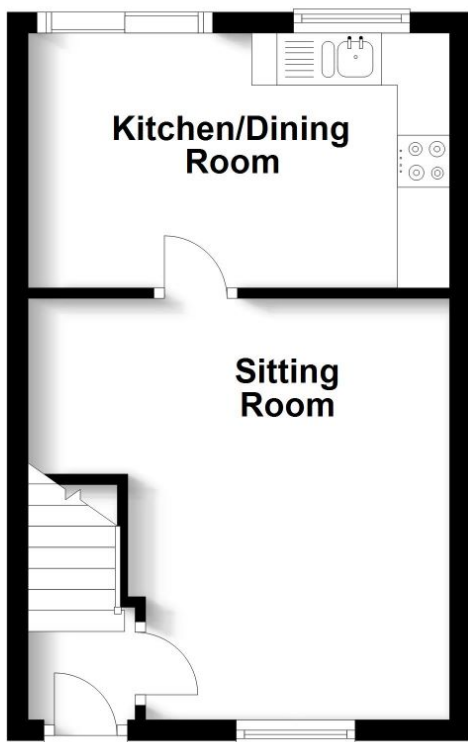
### Rear garden

Lawn area, with small paved area, timber fencing to the side and rear boundaries, gated access to the rear carpark with two reserved parking spaces.

**Council Tax Band: C**

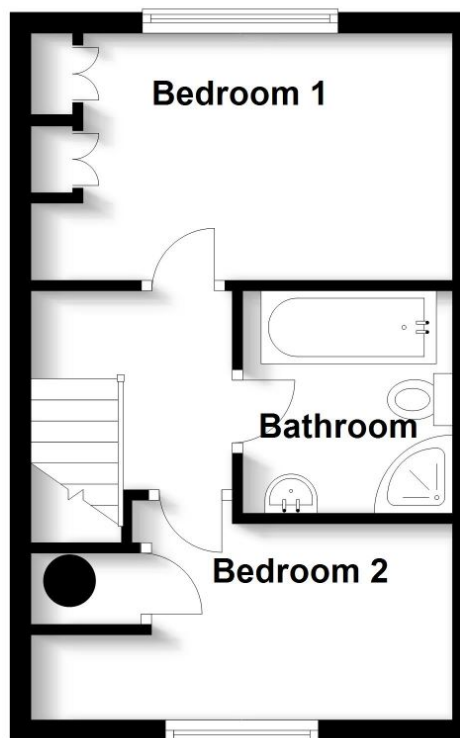
## Ground Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



## First Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



## 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.