Pocock+Shaw

TO LET







Corbett Street, Cottenham, Cambridge, CB24 8QX

£1,350 pcm
Unfurnished
2 Bedrooms
Available from 18/12/2026

EPC rating: D

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Petty two bedroom Victorian end of terraced cottage. Located close to the Waggon & Horses pub and within easy reach of the various shops and amenities in the village, including doctor, dentist, library and delicatessen to name a few. Ground floor bathroom. Attractive garden and off street parking for 1 car.

- Two bedrooms - one with built in cupboard.
- Ground floor bathroom.
- Attractive kitchen.
- Decorative fire place in the living room.
- Gas combi boiler heating.
- Off street parking for 1 car.
- Please note: the stairs are steep.
- EPC - D
- Council tax band C
- Deposit: £1557.

Rent: £1,350 pcm

Viewing by appointment

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Living room
12'3" x 11'4" (3.73 m x 3.45 m)
Entered directly from the outside, beyond a small front garden. Decorative fire place and cupboard.

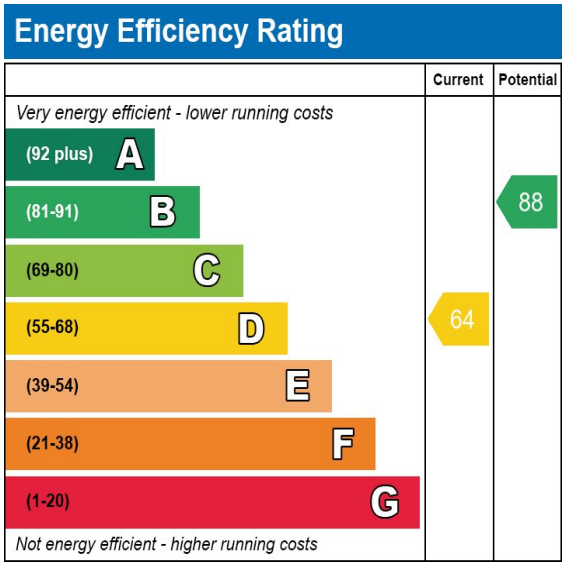
Ground floor bathroom
9'2" x 6'0" (2.80 m x 1.84 m)

Shower over the bath, basin and WC.

Kitchen
10'4" x 10'4" (3.16 m x 3.15 m)
Fitted kitchen with small butler sink, gas hob and electric oven with extractor over. Slim dishwasher (may not be repaired or replaced if it breaks down). Washing machine and fridge freezer. Access to the rear.

Front bedroom
12'2" x 11'4" (3.71 m x 3.45 m)
Accessed from the steep stairs this double room has a built in cupboard and decorative fire place.

Back bedroom
9'5" x 9'3" (2.87 m x 2.82 m)



Small double room or large single.

Garden

The garden is beyond a brick store and the parking (which is accessed from the end of the terrace across the rear of the houses) and not secured, but planted with an attractive selection of fruit and flowering plants.

Council Tax Band: C

Holding Deposit: £311

Material Information:
https://sprift.com/dashboard/property-report/?access_report_id=4408564



Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport, currnet or expired (if expired by no more than 6 months)
- 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. (If expired, by no more than 6 months)
- an Irish passport or passport card, current or expired. (If expired, by no more than 6 months)
- 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.