Pocock+Shaw

TO LET







Thornhill Place, Longstanton, CB24 3EE

£1,100 pcm
Unfurnished
2 Bedrooms
Available from 17/12/2026

EPC rating: D

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Thornhill Place, Longstanton CB24 3EE

A well presented, extremely spacious, much improved house in the heart of Longstanton village. Refitted kitchen & bathroom. Added conservatory to the rear. Good local facilities, including large supermarket in nearby Bar Hill and a selection of shops and pub & take away options.

- Two bed semi detached home
- Open front and enclosed rear gardens
- Sun room
- Fitted kitchen breakfast room
- Parking
- Village shops and amenities
- Deposit: £1269
- EPC - D
- Council Tax band: B

Rent: £1,100 pcm
Viewing by appointment

A well presented, extremely spacious, much improved house in the heart of Longstanton village. Refitted kitchen & bathroom. Added conservatory to the rear. Good local facilities, including large supermarket in nearby Bar Hill and a selection of shops and pub & take away options.

Accommodation

Longstanton village is to the north of the historic city of Cambridge and is ideally placed for good access to the A14 and M11 motorways, and the guided busway. Good local facilities including a large supermarket in nearby Bar Hill.

ENTRANCE HALL

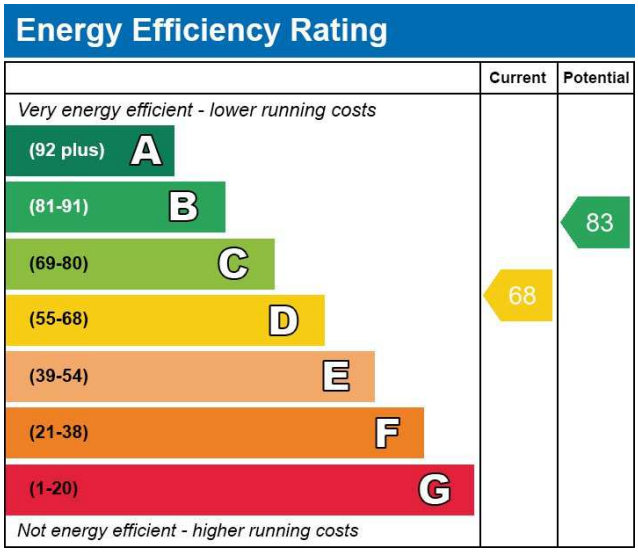
In the centre of the house, access to the living room, kitchen / breakfast room and sun room. Alcove under the stairs for storage plus a cupboard.

KITCHEN/BREAKFAST ROOM

19'0" x 8'2" (5.80 m x 2.50 m)
Well fitted kitchen with windows to the front and rear. Plenty of cupboard space and supplied with a free standing duel fuel cooker and built in fridge. Space for a table and chairs and also a fridge freezer if you want one.

LIVING ROOM

14'9" x 10'10" (4.50 m x 3.30 m)
Duel aspect overlooking front and rear. Gas fire and mantle.



SUN ROOM
12'6" x 6'11" (3.80 m x 2.10 m)

UTILITY ROOM
6'11" x 3'7" (2.10 m x 1.10 m)
Space and plumbing for washing machine - not supplied

BEDROOM 1
14'9" x 10'10" (4.50 m x 3.30 m)
Built in wardrobe.

BEDROOM 2
11'6" x 10'2" (3.50 m x 3.10 m)
Built in wardrobe

BATHROOM
7'7" x 5'7" (2.30 m x 1.70 m)
Attractively fitted with a shower over the white bath, basin and WC.

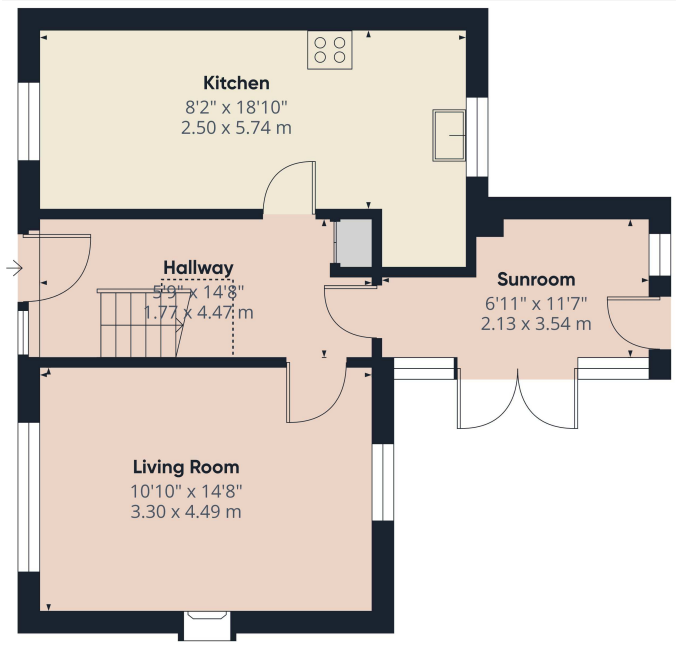
LANDING
In addition to the two bedrooms there are two store cupboards accessed from the landing.

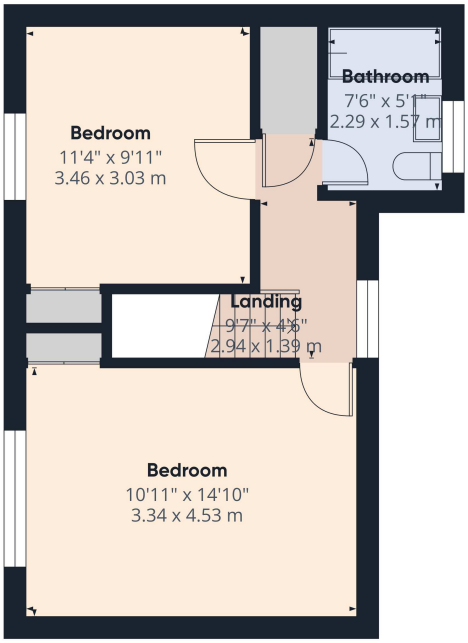
REAR GARDEN
Pedestrian gated access to rear garden in the main laid to lawn with fencing to side and rear boundaries, flower and shrub borders, paved patio and gravelled vegetable area, timber shed, two reserved off road parking spaces.

Council Tax Band: B

Holding Deposit: £253

Material Information:
https://sprift.com/dashboard/property-report/?access_report_id=5807233





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.