



18 | Briarwood Way | Wollaston | NN29 7QR



Matthew  
Nicholas



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A stunning modern four bedroom detached house enjoying a south facing garden with open views to the rear. Nicely finished, with the focus being a superb refitted kitchen/dining room with bi-fold doors opening onto the patio. The ground floor also offers a sitting room with feature fireplace, hallway and a guest WC. The first floor landing leads to a master bedroom with ensuite shower room, three further bedrooms and a family bathroom. With a gas fired radiator heating system, PVCu double glazing, decoration is neutral, as are the floor coverings. Single garage and gardens. Offered unfurnished





## DIMENSIONS

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Bedroom One  
11'7 x 11'2 Max  
(3.53m x 3.40m)

Bedroom Two  
11'3 x 10'7 Max  
(3.43m x 3.23m)

Bedroom Three  
9'7 x 9'2 Max  
(2.92m x 2.79m)

Bedroom Four  
9'1 x 8'10 Max  
(2.77m x 2.69m)

Reception Room  
22'4 x 11'4 Max  
(6.81m x 3.45m)

Kitchen  
22' x 13'5 Max  
(6.71m x 4.09m)

## LOCAL INFORMATION

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Wollaston is a large village situated between Olney and Wellingborough and offering a comprehensive range of local amenities including primary and secondary schooling, doctor's surgery, library, post office and social venues.

Main rail to London St Pancras from Wellingborough (approx. 4 miles) in under an hour.

M1 at J14 Milton Keynes approx. 12 miles

## LOCAL AUTHORITY

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Borough Council of Wellingborough  
[www.wellingborough.gov.uk](http://www.wellingborough.gov.uk)

Council Tax Band: E  
Source: [www.voa.gov.uk](http://www.voa.gov.uk) Valuation Office Agency

## BRIEF TENANTS GUIDE

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To reserve property (subject to references and contract) you will be required to provide ID, submit an initial application for and lodge a holding fee (equal to one months' rent).

The application form outlines the basic requirements of renting a property with us. Please consult the form in conjunction with our Guide for Tenants document which outlines the requirements of our firm and any third party organisation we make use of the services of, such as referencing agencies etc.

Once this form is submitted, a deadline for agreement confirmed and the holding deposit paid across, a binding time limited contract between you and the Landlord has been

created and the following terms will apply:

The information you provide should be given accurately, honestly and in as complete a form as required. If in any doubt, please ask a member of staff prior to completing it. We will not reserve a property should we have reasonable cause to doubt the suitability of any proposed Tenant or their ability to meet the criteria required to satisfactorily pass reference checks and/or the Landlord's specific requirements of a Tenant.

Should the information you provide later prove to be inaccurate, false, misleading or incomplete, we and the Landlord reserve the right to withdraw from the proposed agreement to let and retain the holding deposit paid to cover the abortive costs and time invested so far. We will advise you in writing of the reasons why within seven days of the Landlord's decision to withdraw from the agreement or within seven days of the deadline for agreement, whichever is sooner.

Should you fail to provide the complete information required by the date of the deadline for agreement, we and the Landlord will retain the holding deposit paid to cover the abortive costs and time invested so far. We will advise you in writing of the reasons why within seven days of the Landlord's decision to withdraw from the agreement or within seven days of the deadline for agreement, whichever is sooner.

Should you decide to withdraw from the proposed agreement to let, we and the Landlord will retain the holding deposit paid to cover the abortive costs and time invested so far.

Should the Landlord withdraw from the proposed agreement to let you will be refunded the full holding deposit within seven days.

On or before the day the Tenancy Agreement starts you will be required to pay your first month's rent plus the deposit. The deposit is equivalent to five weeks' rent (i.e. a monthly rent of £500 would require a deposit of £576.90).

Please contact the office if you have any queries or require further information.

## FREQUENTLY ASKED QUESTIONS

### Do you take up references?

Yes – we use a referencing company to complete a series of references including your employer, present Landlord (if applicable) and credit checks. You will be sent the relevant forms to complete via email once you have paid your holding deposit and provided your ID documents. The referencing process usually takes 5-7 days. Matthew Nicholas and the Landlord reserve the right to request further information at any point during this process.

### What happens if I fail the references?

Depending on the reason why the reference failed, we may either ask for the rental for the whole term to be paid in advance or for you to provide us with a UK based guarantor. A guarantor must be aware that in acting for you they fully undertake to uphold your responsibilities under the Tenancy Agreement if you fail to do so. Please contact us for further information if this is applicable.

### What is the minimum term a property can be rented for?

An Assured Shorthold Tenancy Agreement has a minimum term of six months

### Pets & Children

Many landlords have restrictions regarding pets (particularly cats and dogs) and in some cases, with regard to children. They may specify that they will not allow them at the property. For this reason it is important that you advise us if you have pets or children under the age of 18 years in order that we may find you a suitable property. Different conditions may apply to the tenancy if a landlord allows them to be kept at the property so please be sure to talk to us as early as possible to avoid confusion.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a let, any assurance as to their accuracy or any suggestion as to their working order. Any prospective tenant is advised to ensure that any item of importance to them is checked with us prior to viewing and signing of the Tenancy Agreement. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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27-29 Newton Road, Wollaston  
Northamptonshire  
NN29 7QN

T 01933 663311  
E [enquiries@matthewnicholas.co.uk](mailto:enquiries@matthewnicholas.co.uk)  
W [www.matthewnicholas.co.uk](http://www.matthewnicholas.co.uk)

## FREQUENTLY ASKED QUESTIONS

### Smokers

All our properties are non-smoking unless stated otherwise.

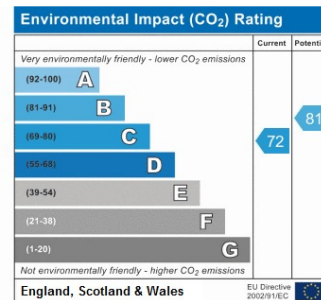
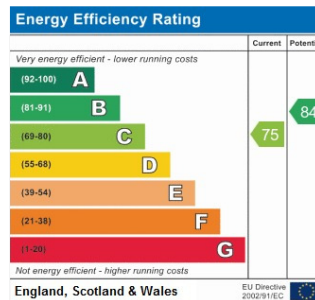
### Sharers

Some landlords will have a preference for couples or families. If you do want to share a property we may request further details from you regarding ages, occupations, relationship with others etc for those that want to share. This can help the Landlord to decide if they will accept people sharing the property or not.

### What does the rent cover?

In all our rental properties the rental payment is just that – ie. rent. You will be responsible for all utility bills, council tax, telephone and TV licence.

## EPC GRAPHS



Matthew  
Nicholas