



Rent
£1,200 pcm + fees*

Security Deposit
£1,384

Availability
Immediately

Exclusions
No Smokers

Furnishing
Unfurnished

**8 St Marys Way
Roade
Northampton
NN7 2PQ**

Available for immediate let is this lovely refurbished three bedroom semi detached dormer bungalow offered in the quiet village of Roade. The property benefits from a newly fitted modern kitchen with appliances, new carpet and freshly painted throughout. The accommodation in brief comprises of entrance porch, kitchen, lounge/diner, bathroom and downstairs bedroom. Upstairs leads to two further bedrooms. Outside are gardens to the front and rear and also rear access to a carport. Viewing is highly recommended. EPC - TBC. Council tax band- C. Let Type- Long Term

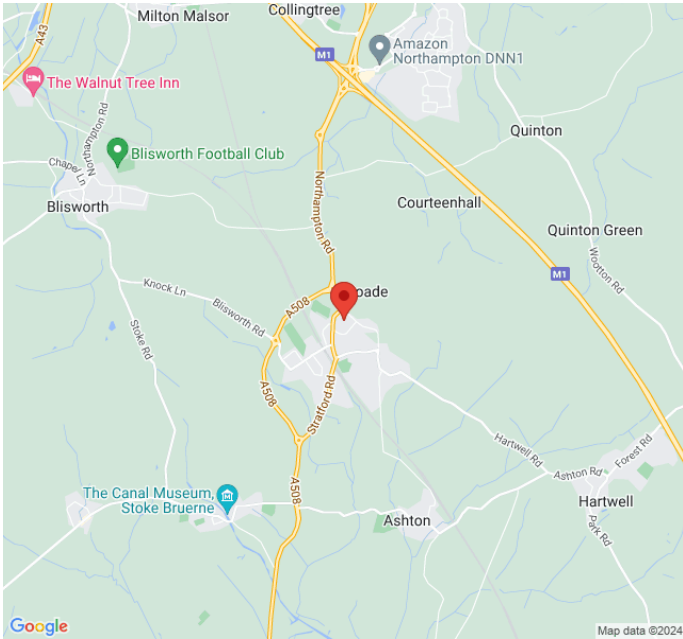
Fully Refurbished | Semi Detached Dormer Bungalow | Three Bedrooms | Lounge/Diner | Newly Fitted Kitchen | Rear Garden & Carport

*** OUR FEES ***

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. For fully managed properties, this will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.

Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

modern marketing · traditional values



Local Area Information

ROADE BYPASS NOW COMPLETE. Accessed via the A508 which links Northampton and Milton Keynes, Roade village is just 2 miles south of M1 J15. Much of the village's history can be attributed to the advent of the railway in the 19th Century, which saw local men and boys help to construct a cutting, line and station in the village. Completed in 1838 the station was unfortunately closed in 1964 though the West Coast Main Line continues to operate through the cutting. Today, this popular village has sought after primary and secondary schools as well as numerous facilities to include a medical centre, post office, library, newsagent, public house, coffee shop, garages, Methodist and Anglican churches. A variety of regular bus services operate through the village mainly to Northampton and Milton Keynes, both of which offer mainline train services to London as part of their timetables.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.