



Rent
£900 pcm + fees*

Security Deposit
£1,038

Availability
Immediately

Exclusions
No Smokers

Furnishing
Furnished

The Loft School House
Winwick
Northampton
NN6 7PD

Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	53 E
21-38	F		
1-20	G		

A cosy one bedroom self contained annexe which is located within the picturesque hamlet of Winwick. The accommodation comprises of open plan kitchen/dining area (10'05" x 10'0")/living room (10'05" x 8'08") single bedroom (9'05" x 6'0") and shower room (9'09" max x 6'09") Further benefits include outside decked area overlooking the open countryside and off road parking. The property is fully furnished (except bed) and the rent includes council tax, water/sewerage, electricity and T,V licence. Tenants would be required to pay for the usage of gas. The property is suitable for single occupancy only. EPC -E

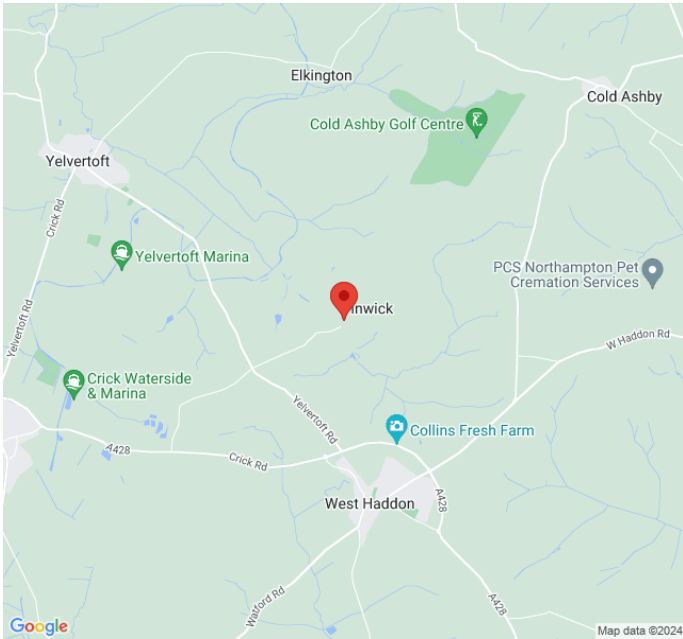
Utility Bills Included (Ex Gas) | Self Contained Annexe | Rural Location | Countryside Views | Off Road Parking

* 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.

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Local Area Information

Winwick is a small village situated in the West Northamptonshire Uplands amongst undulating countryside. This rural settlement lies on the scenic Jurassic Way footpath. The village has a 13th Century church, old school and Elizabethan manor house. A host of amenities can be found at the larger neighbouring village of West Haddon. The nearest secondary school is a short distance away in Guilsborough which also has a doctor's surgery, shop, public house and fire station whilst Long Buckby, in the opposite direction, also offers a library, small supermarkets and mainline train station with services to London Euston and Birmingham New Street. Winwick is approximately 3.5 miles from M1 junction 18, providing links to the M6 and A14.



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.