



**Rent**  
£1,450 pcm + fees\*

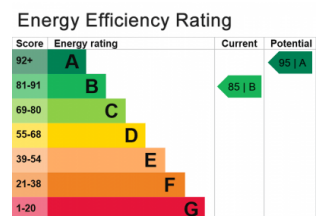
**Security Deposit**  
£1,673

**Availability**  
17th May

**Exclusions**  
No Smokers

**Furnishing**  
Unfurnished

**15 Whitby Close  
Monksmoor  
Daventry  
NN11 2HE**



Built to the Filey Specification, from Crest Nicholson, is this well presented four bedroom property, on the Monksmoor Development. Leading from the entrance hall is downstairs w.c, kitchen/dining area (15'8" x 9'02") with fully integrated appliances; washing machine, dishwasher, fridge/freezer, gas hob and electric oven, and fitted with Amtico flooring, living room (16'3" x 10'5") with doors leading out to the garden. Stairs lead to the first floor which gives access to bedroom two ( 11'11"x 8'11") bedroom three (10'6" x 8'11") with Juliet balcony, bedroom four (10'6" x 7'0") and modern family bathroom, with shower over bath. The entire second floor places the main bedroom (15'11 x 12'7") with walk in shower en suite, and sliding wardrobes. The rear of the property is laid to lawn, with patio area, and rear access. The Filey also benefits from off road parking for two vehicles, generous storage, and gas central heating. Pre - booked viewings are now being taken. EPC: B. Council Tax Band: D Length of Term: Long Term.

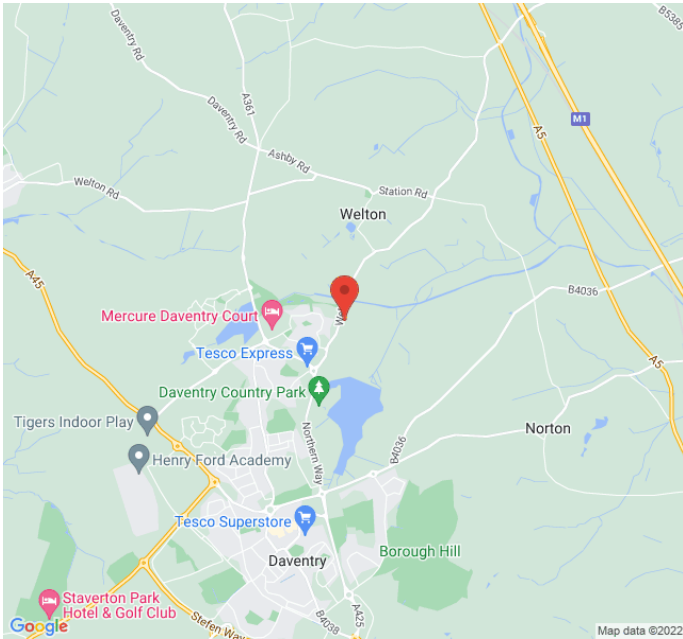
**Four Bedrooms | Spacious | Integrated Appliances | En-suite to Main Bedroom | Off Road Parking**

\* 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. 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

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.



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.