



Manton Road Irthlingborough NN9 5TS

**Monthly Rental Of £875 pcm**



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

A very well presented mature three bedroomed mid terraced property situated in close proximity to a recreational ground, this deceptively spacious property benefits from uPVC double glazing, gas radiator central heating, refitted kitchen with built in appliances, refitted bathroom and offers an 18ft outbuilding. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, lean to, downstairs bathroom, three bedrooms, forecourt, rear garden and an outbuilding. The property is available from 6 July 2024 however pets and smokers will not be considered.

Enter via front door to:

**Entrance Hall**

**Dining Room** 12' 2" x 11' 5" (3.71m x 3.48m)

**Lounge** 11' 3" x 11' 2" (3.43m x 3.4m)

**Kitchen** 9' 1" x 7' 11" (2.77m x 2.41m) (This measurement includes the area occupied by the kitchen units.)

**Lean To** 12' 4" x 5' 3" (3.76m x 1.6m)

**Inner Hallway**

**Downstairs Bathroom**

**First Floor Landing**

**Bedroom One** 14' 9" max. x 11' 5" (4.5m x 3.48m)

**Bedroom Two** 12' 3" x 9' 3" max. (3.73m x 2.82m)

**Separate W.C.**

**Bedroom Three** 8' 3" x 7' 10" (2.51m x 2.39m)

**Outside**

Front - Concreted forecourt enclosed by low brick walling.

Rear - Paved patio, shared gated rear pedestrian access, steps up to main lawn with border stocked with bushes and shrubs. Garden measures 43ft enclosed by wooden panelled fencing.

Outbuilding - Measuring 17' 11" x 8' 8".

**Council Tax**

We understand the council tax is band A (£1,548 per annum. Charges for 2024/2025).

**Energy Performance Certificate**

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

**General Data Protection Regulations 2018**

Should you wish to view this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the landlord, but it will not be shared with any other third parties without your consent.

If you wish to apply for a tenancy, you must complete the tenancy application form. The personal information supplied in the application form will be passed to our management department and to Legal for Landlords who carry out credit and referencing checks and provide us with a report on your suitability as a tenant.

In completing the application, you agree that the application can be passed to them for this purpose.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

## Tenant Requirements

- First month's rent of £875 pcm
- Deposit of £1,009.61
- Your details will be submitted to our referencing company Legal for Landlords, who will carry out a credit check and obtain previous landlord references and employment references
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Holding deposit of £201.92 (one weeks' rent). This is to reserve a property, subject to referencing. Please note: This will be retained if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). This holding deposit will be returned within 15 days or apportioned to rent with the prospective tenants consent if referencing is successful.

£1,884.61 (Total)

Client deposits are protected by the Deposit Protection Service. Please note we are unable to accept debit or credit card payments.

### Home contents insurance

We require our tenants to have home contents insurance. This not only covers the tenants belongings, but also covers their liability to the landlord for damage to his property. Please ask for further information.