



Patenall Way Higham Ferrers NN10 8PL

Monthly Rental Of £1,250 pcm



Total area: approx. 96.4 sq. metres (1038.2 sq. feet)

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.

Lettings & Management
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 424666

Available early to mid November is this well presented three bed roomed town house which has a refitted kitchen with several built-in appliances and a refitted ensuite shower room. Further benefits include off road parking for one car, an enclosed rear garden, built-in wardrobes to two of the three bedrooms, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, cloakroom, two bedrooms and bathroom to the first floor, master bedroom with ensuite to the second floor, gardens to front and rear and off road parking.

Entrance Hall

Lounge

15' 10" excluding bay x 12' 0" (4.83m x 3.66m)

Kitchen/Dining Room

15' 5" x 9' 6" (4.7m x 2.9m) (This measurement includes area occupied by kitchen units)

Cloakroom

First Floor Landing

Bedroom Two

15' 5" x 8' 6" (4.7m x 2.59m)

Family Bathroom

Bedroom Three

10' 4" x 8' 7" (3.15m x 2.62m)

Second Floor

Master Bedroom

15' 5" max x 13' 1" max to wardrobes (4.7m x 3.99m)

Ensuite Shower Room

Outside

Rear garden and allocated parking to the rear.

Council Tax

We understand the council tax is band C (£1,850 per annum. Charges for 2022/23).

Energy Performance Certificate

This property has an energy rating of C. 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 Goodlord 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

Tenant Requirements

- First month's rent of £1,250 pcm
- Deposit of £1,442
- Your details will be submitted to our referencing company Goodlord, 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 £288 (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.

£2,692 (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.