



Hercules Drive Wellingborough NN8 6EL

Monthly Rental Of £1,080 pcm



Total area: approx. 91.8 sq. metres (987.9 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.

Available for immediate possession is this brand new three bedroom semi detached house which is offered in conjunction with Stonewater Homes Rent to Buy scheme enabling a tenant the opportunity to purchase the property after five years. The property benefits from eco features to include radiator central heating via air source heat pump and uPVC double glazing. Further benefits are built in kitchen appliances and the property comes with fitted flooring and carpets, laid lawn, garden shed and rotary washing line. The accommodation briefly comprises entrance hall, cloakroom/utility room, lounge, kitchen/dining room, three bedrooms, bathroom, gardens to front and rear and off road parking. For more information on Rent to Buy, visit stonewaterhomes.co.uk/rent-to-buy

Enter via entrance door.

Entrance Hall

Lounge

13' 5" max x 12' 1" max (4.09m x 3.68m)

Cloakroom/Utility Room

Kitchen/Dining Room

16' 10" x 9' 11" widening to 12' 11" (5.13m x 3.02m) (This measurement includes area occupied by the kitchen units)

First Floor Landing

Bedroom One

16' 10" x 9' 9" narrowing to 6' 10" plus door recess (5.13m x 2.97m)

Bedroom Two

12' 4" min x 9' 7" min (3.76m x 2.92m)

Bedroom Three

12' 11" x 6' 11" max (3.94m x 2.11m)

Bathroom

Outside

Rear garden and off road parking

Council Tax

We understand the council tax is band TBC (£TBC per annum. Charges for 2025/2026).

Energy Performance Certificate

This property has an energy rating of B. 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 our referencing company 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 £1,080 pcm
- Deposit of £1,246
- Your details will be submitted to our referencing company, 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)

£2,326 (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.