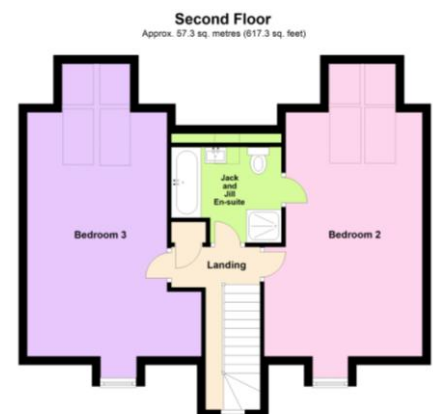




Line Way Earls Barton NN6 0HL

**Monthly Rental Of £1,900 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.

Offering approximately 2,258 sq.ft of accommodation set over three floors is this five bedroom detached property built by David Wilson Homes in 2017 is available from the beginning of March 2024. The property benefits from uPVC double glazing, gas radiator central heating, a 19ft kitchen/breakfast room with built in appliances to include double electric oven, six ring gas hob, dishwasher and fridge/freezer and further offers three reception rooms, a cloakroom, utility room, a 16ft master bedroom leading to a 10ft dressing area with fitted wardrobes and a four piece ensuite bathroom, an 18ft second bedroom with a Jack and Jill four piece ensuite bathroom, an 18ft third bedroom, two further double bedrooms and off road parking for four vehicles leading to a double garage. The size of the accommodation should

<b>Entrance Hall</b>	<b>Bedroom Three</b> 18' 9" plus window recesses x 10' 7" plus recess (5.72m x 3.23m)
<b>Cloakroom</b>	<b>Outside</b> Rear - Garden
<b>Study</b> 9' 9" x 9' 2" max narrowing to 8'1" (2.97m x 2.79m)	Front - Off road parking for four vehicles leading to .
<b>Lounge</b> 16' 3" x 12' 3" (4.95m x 3.73m)	Double Garage
<b>Dining Room</b> 10' 6" x 10' 1" (3.2m x 3.07m)	<b>Council Tax</b> We understand the council tax is band G (£3,886 per annum. Charges for 2025/2026).
<b>Kitchen/Breakfast Room</b> 19' 11" x 11' 4" widening to 13' 5" (6.07m x 3.45m) (This measurement includes area occupied by the kitchen units)	<b>Energy Performance Certificate</b> This property has an energy rating of B. The full Energy Performance Certificate is available upon request.
<b>Utility Room</b>	<b>General Data Protection Regulations 2018</b> 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.
<b>First Floor Landing</b>	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.
<b>Bedroom One</b> 16' 5" widening to 27' 2" into dressing area x 12' 2" (5m x 3.71m)	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 who carry out credit and referencing checks and provide us with a report on your suitability as a tenant.
<b>Dressing Area</b> 10' 6" x 6' 2" beyond wardrobes (3.2m x 1.88m)	In completing the application, you agree that the application can be passed to them for this purpose.
<b>Ensuite Bathroom</b>	More information on how we hold and process your data is available on our website – <a href="http://www.richardjames.net">www.richardjames.net</a>
<b>Bedroom Four</b> 15' 5" x 10' 6" max (4.7m x 3.2m)	
<b>Bedroom Five</b> 11' 6" max narrowing to 9' 0" x 11' 5" (3.51m x 3.48m)	
<b>Family Bathroom</b>	
<b>Second Floor Landing</b>	
<b>Bedroom Two</b> 18' 9" plus window recess x 10' 8" widening to 12' 3" (5.72m x 3.25m)	
<b>Ensuite Bathroom</b>	

#### Tenant Requirements

- First month's rent of £1,900 pcm
- Deposit of £2,192
- 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)
- Holding deposit of £438.46 (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.

£ 4,092 (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.