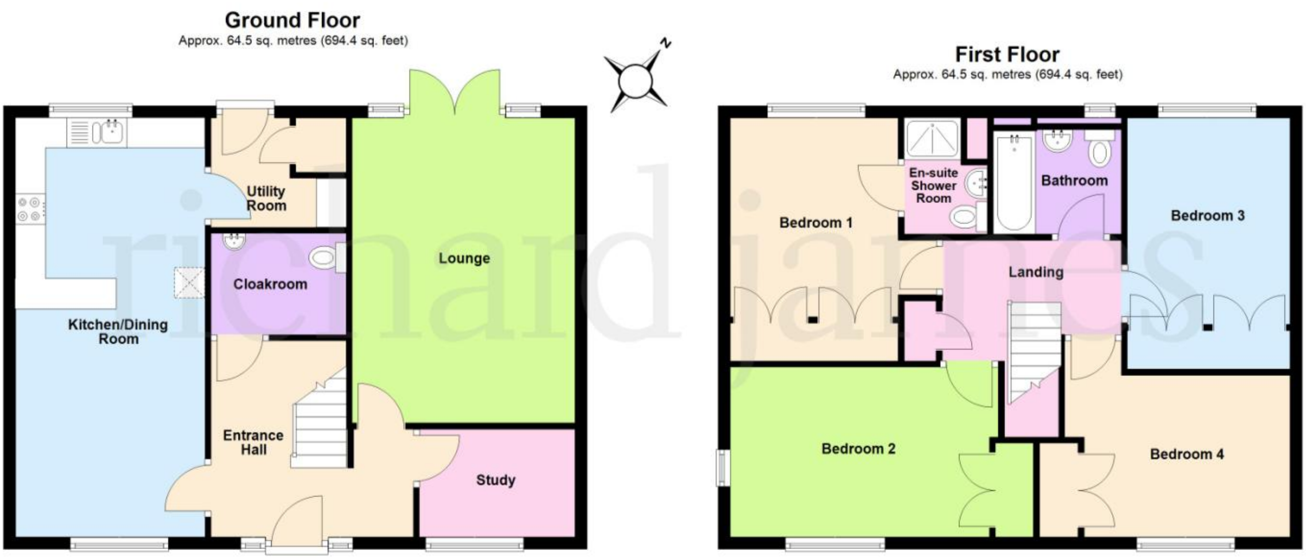
richard james

www.richardjames.net

Hercules Drive Wellingborough NN8 6EN

Monthly Rental Of £1,200 pcm



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

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

The Property Ombudsman

relocation agent network

Available for immediate occupation is this brand new four bedroom detached property situated on the Glenvale Park development which is available in conjunction with Stonewater Homes Rent to Buy scheme enabling a tenant to purchase the property after five years. Benefits include uPVC double glazing, eco friendly air source heat pump providing radiator central heating, built in kitchen appliances, fitted flooring and carpets, laid lawn, garden shed and washing line. The property further offers a cloakroom, a utility room, a study, a 16ft lounge, 22ft kitchen/dining room, four double bedrooms all with built in wardrobes, an ensuite shower room to the master bedroom, off road parking and an E.V charging point. The accommodation briefly comprises entrance hall, cloakroom, study, lounge, kitchen/dining room, utility room, master bedroom with ensuite shower room, three further 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. PLEASE NOTE THE REQUIRED ANNUAL INCOME FOR THIS PROPERTY IS £57,600.

Enter via front door to.

Entrance Hall

Cloakroom

Study
8' 6" x 5' 10" (2.59m x 1.78m)

Lounge
16' 7" x 12' 1" (5.05m x 3.68m)

Kitchen/Dining Room
22' 9" x 10' 4" (6.93m x 3.15m) (This measurement includes area occupied by the kitchen units)

Utility Room

First Floor Landing

Bedroom One
10' 10" x 9' 1" plus door recess (3.3m x 2.77m)

Ensuite Shower Room

Bedroom Two
14' 8" x 9' 2" max (4.47m x 2.79m)

Bedroom Three
11' 2" x 8' 11" (3.4m x 2.72m)

Bedroom Four
12' 3" x 8' 9" plus door recess (3.73m x 2.67m)

Bathroom

Outside
Front and rear gardens, off road parking.

Council Tax
We await confirmation of the Council Tax Band.

Energy Performance Certificate
This property has an energy rating of 84. 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 £1,200 pcm
- Deposit of £1,384
- 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 £276.92 (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.

£2,584.00 (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.