



SIMPLE LIFE



BRACKEN
GRANGE

MIDDLESBOROUGH
TS4 3AU



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BRACKEN GRANGE

BRACKEN GRANGE DELIVERS A FANTASTIC DEVELOPMENT OF 2 & 3 BEDROOM HOMES EXCLUSIVELY TO RENT IN BRACKENHOE.



BRACKEN GRANGE LOCATION MAP



LOCATION INFORMATION

Situated less than 2 miles from Middlesborough, this development benefits from excellent transport links with James Cook University Hospital Station less than a mile away providing direct links to Middlesborough, Darlington and Stockton-on-Tees. For those who choose to drive, the A19 is approximately 3 miles away providing north and south of the area.

Shoppers will be well catered for, with Parkway shopping centre, home to over 20 popular high street stores, approximately 2.5 miles away from the site. There are also

plenty of opportunities for exercise with the Middlesborough Sports Village close by including indoor badminton as well as a soft play area for children.

For your education needs, Bracken Grange is extremely well placed with 8 ofsted rated outstanding schools and 48 ofsted rated good schools within 3 miles of the development.

To access the site, please use postcode TS4 3AU.



BRACKEN GRANGE SITE MAP



EXCLUSIVELY FOR RENT



Images for demonstrational purposes only. Spec and decor may differ.

HARCOURT 2 BEDROOM HOME

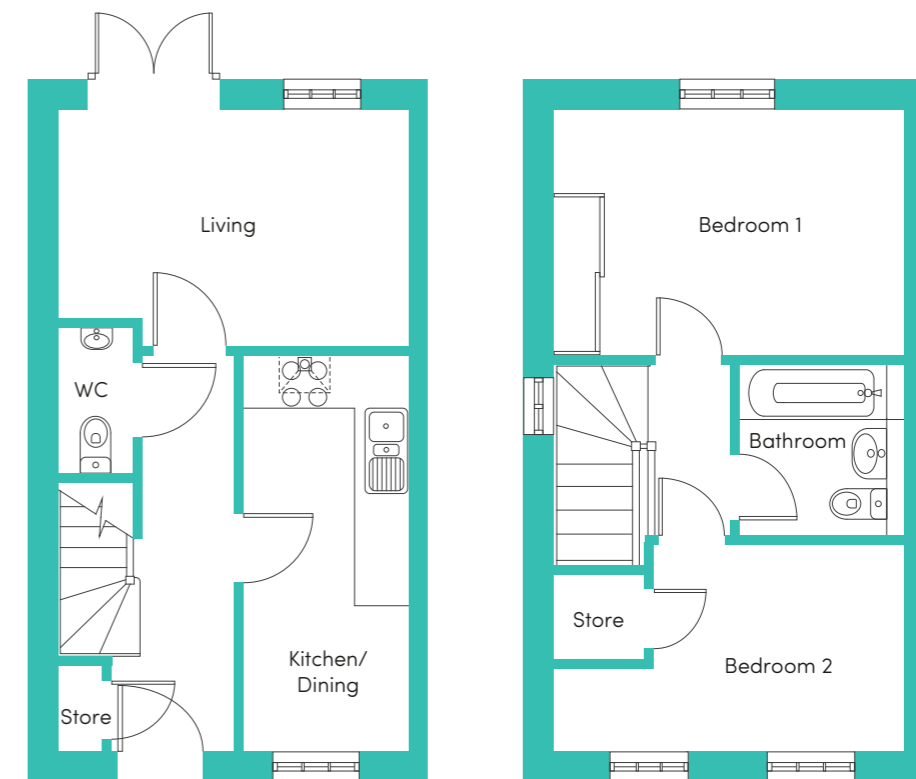
The Harcourt is a beautifully designed 2 bedroom home perfect for couples or house shares.

As you walk into the property you're welcomed by an open plan kitchen/diner fully fitted with appliances to one side. The hallway leads you into an impressive living space with French windows opening out onto your private back garden. The ground floor also includes a downstairs cloakroom and a convenient storage cupboard.

On the first floor there are 2 double bedrooms and a modern, family bathroom. The main bedroom includes fitted wardrobes whilst the second bedroom benefits from a built in storage cupboard.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and stairs
- Outside taps for watering the garden
- Patio area in the private back garden



HARCOURT 2 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
2.04 x 4.60m (6'8" x 15'1")

Living
4.16 x 2.78m (13'8" x 9'2")†

FIRST FLOOR

Bedroom 1
4.16 x 2.87m (13'8" x 9'5")

Bedroom 2
4.16 x 2.48m (13'8" x 8'2")†

Bathroom
2.06 x 2.00m (6'9" x 6'7")

EXCLUSIVELY FOR RENT



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EVELEIGH 3 BEDROOM HOME

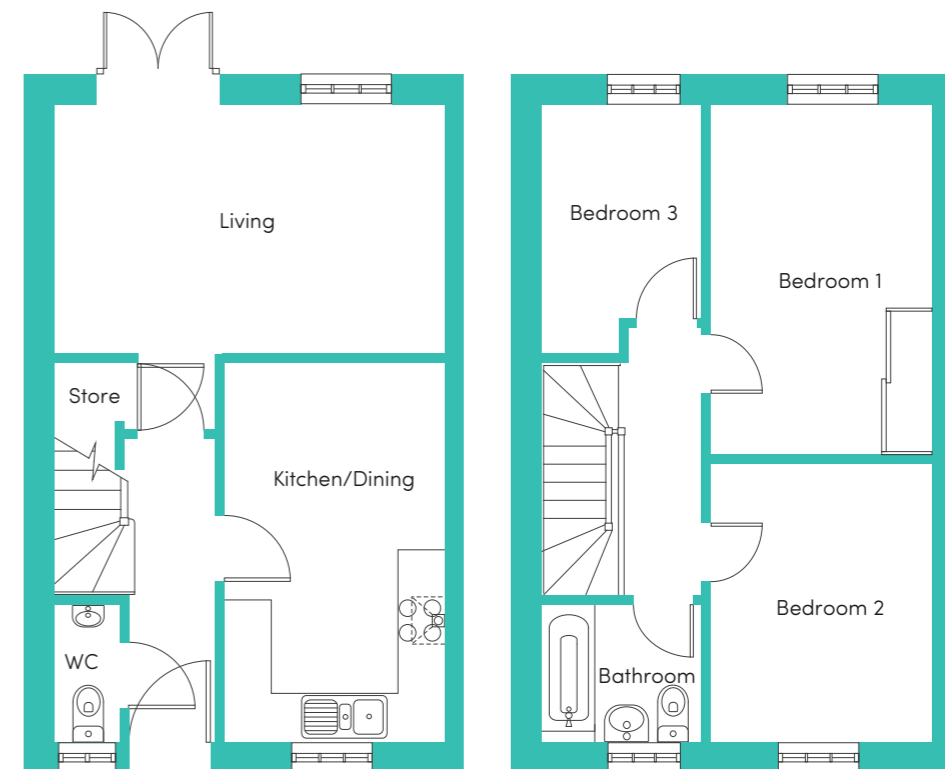
Introducing the Eveleigh, a beautiful 3 bedroom home ideal for couples and families.

On the ground floor, there is an open plan kitchen/diner fully fitted with appliances to one side with a convenient downstairs cloakroom to the other side. As you walk through the property, you're led into a bright and spacious living area with French windows opening out onto your private back garden. This room also benefits from a built in cupboard for extra storage.

Upstairs, there is a large main bedroom complete with fitted, mirrored wardrobes and 2 further bedrooms. Towards the front of the property is a modern, family bathroom.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and stairs
- Outside taps for watering the garden
- Patio area in the private back garden



EVELEIGH 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
2.88 x 4.83m (9'6" x 15'10")

Living
5.06 x 4.13m (16'8" x 13'7")†

FIRST FLOOR

Bedroom 1
2.88 x 4.50m (9'6" x 14'9")

Bedroom 2
2.88 x 3.56m (9'6" x 11'8")

Bedroom 3
2.12 x 3.24m (7'0" x 10'8")†

Bathroom
2.12 x 1.78m (7'0" x 5'10")

EXCLUSIVELY FOR RENT



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WILTON 3 BEDROOM HOME

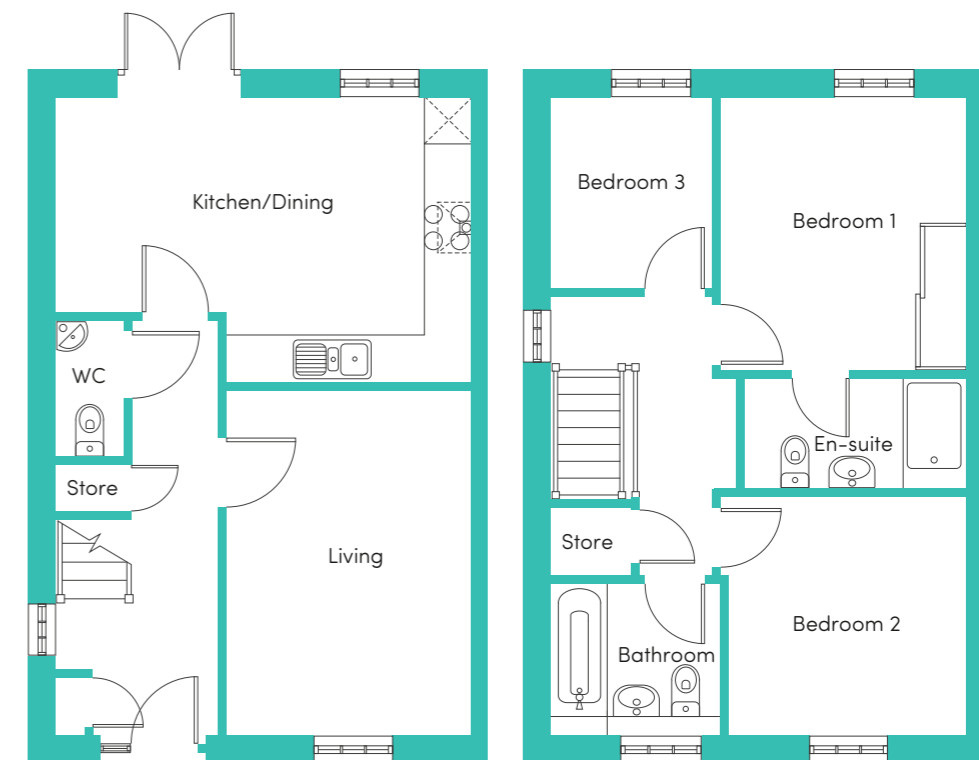
The Wilton is substantial 3 bedroom property with something for everyone.

On the ground floor, you're welcomed by a generous hallway that leads you into a comfortable living area. Towards the back of the property, there is an open plan kitchen/diner fully fitted with appliances. This room features a set of French windows opening onto the private back garden helping to bring the outside in. This floor also benefits from a handy storage cupboard and a downstairs cloakroom.

Upstairs, there are 3 bedrooms and a modern, family bathroom. The main bedroom comes complete with fitted wardrobes and a private en-suite including shower. The first floor also benefits from a useful storage cupboard.

THE PROPERTY INCLUDES:

- Parking space
- Security alarm system
- Fitted wardrobes to main bedroom
- Dishwasher
- Fridge freezer
- Washing/drying machine
- Oven and hob
- Light wash wood effect flooring
- Dark worktops
- Modern, white kitchen units
- Light wood or white interior doors
- Light grey carpets in the bedrooms and stairs
- Outside taps for watering the garden
- Patio area in the private back garden



WILTON 3 BEDROOM HOME

GROUND FLOOR

Kitchen/Dining
5.36 x 3.65m (17'7" x 12'0")†
5.32 x 3.65m (17'6" x 12'0")†

Living
3.18 x 4.39m (10'6" x 14'5")
3.15 x 4.39m (10'4" x 14'5")

FIRST FLOOR

Bedroom 1
3.19 x 3.50m (10'6" x 11'6")
3.16 x 3.50m (10'5" x 11'6")

En-suite
2.89 x 1.45m (9'6" x 4'9")
2.46 x 1.45m (8'1" x 4'9")

Bedroom 2
3.09 x 3.05m (10'2" x 10'10")
3.06 x 3.05m (10'1" x 10'10")

Bedroom 3
2.10 x 2.47m (6'11" x 8'1")
2.10 x 2.47m (6'11" x 8'1")

Bathroom
2.20 x 1.98m (7'3" x 6'6")
2.20 x 1.98m (7'3" x 6'6")

Measurements shown in grey, are for Wilton detached properties.

These measurements may vary slightly by plot. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications as necessary and without notice. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Images are indicative only. † Denotes longest measurement taken.

TESTIMONIALS

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"I would recommend Simple Life to anyone. They are honestly a very caring landlord, you are a person to them, which is great and not what you get from a lot of landlords."

Charlie Say,
Simple Life customer

"It's a really satisfying feeling knowing Simple Life is looking after our needs and we don't have to worry. If we need to contact them they're always polite and understanding, listening to our concerns. As soon as we saw our house, we fell in love with it, we knew we had to have one."

Kelly Wood,
Simple Life customer

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RESIDENT FEES

Permitted Payments under a Simple Life Assured Shorthold

In addition to your Rent, you may be expected to pay any or all of the below before, during, and after your tenancy in line with your Assured Shorthold Tenancy agreement and government legislation:

Fee Type	Details	Date Payable	Amount
Refundable Holding Deposit	A holding deposit will be required in order to secure the property. By paying this holding deposit you give your consent for this said holding deposit to be held on account until your first month's rent becomes due. (Typically within 90 days). The holding deposit will be paid towards your first month's rent.	The holding deposit will be collected by Simple Life as soon as you have completed the referencing application form at which point the property will be removed from the market.	Equivalent to one week's rent rounded down to the nearest £10. e.g if your rent is £750 pcm then the holding deposit will be £170.
Simple Life may retain your holding deposit if: <ul style="list-style-type: none"> You provide misleading information on your application form You fail a Right to Rent Check You change your mind about the property and withdraw your application You have failed to take reasonable steps to enter into the tenancy 			
Refundable Tenancy Deposit	This is your Security Deposit. Your Deposit will be registered with the Deposit Protection Service for the duration of your Tenancy.	The Simple Life Team will contact you to advise when all payments are required.	Equivalent to 5 week's rent.
First Month's Rent	Your first month's rent is due in advance.	The Simple Life Team will contact you to advise when all payments are required.	1 month's rent (less any holding deposit that has been collected).

Tenants may also be charged the following fees for services provided during the tenancy:

Fee Type	Details	Date Payable	Amount
Default Fee	A payment that is required in the event of a default by the tenant: <ul style="list-style-type: none"> Lost key Lost security device giving access to the housing. 	Payable on request by the Simple Life Team.	A reasonable cost that has been incurred by the Landlord.
Late Payment Fee	Fee will be added to the Tenant's account when rent falls overdue (by 14 days or more).	Payable when rent falls overdue.	Any fee charged must be no more than 3% above the Bank of England Base Rate (this is only applicable to the late payment fee not a Default Fee).
Variation of Tenancy Fee	Payments on assignment, variation or novation of a tenancy at the tenant's request.	Payable on request by the Simple Life Team following the tenant request.	Capped at £50 or the reasonable costs incurred if greater.
Early Termination Fee	Payments in respect of early termination of a tenancy agreement at the tenant's request.	Payable on request by the Simple Life Team following the tenant request.	Capped at Simple Life's loss of rent.

Any payment is inclusive of VAT. Unless stated otherwise, all payments are non-refundable.

Tenants may be expected to pay additional amounts for services incurred during your tenancy such as: Council Tax, Energy and Utilities, Television Licences, Phone and Internet services.

These are not included with your rent or payments to Simple Life. It is the responsibility of the tenant to arrange for payment for these services where applicable.

Criteria for Application

All applications are based on minimum household affordability of 30 x the monthly rent payment. If the applicant has historic or current credit issues such as CCJs, IVA's, Bankruptcy then these must be disclosed to the letting agent before a holding deposit is paid so they can establish whether you are likely to be accepted for tenancy.

All applicants are referenced through Let Alliance against a criteria agreed with the Landlord and will include proof of identification, proof of residence, credit check, Right to Rent check and proof of income, passing a reference does not constitute acceptance for tenancy and the Landlord can decline an applicant without reason. All offers to tenancy are made Subject to Contract.

Accurate as of May 2020

COMMUNITIES

A house is not just a home, but also where you put down roots and establish yourself in a community of neighbours and friends. At Simple Life we feel it is just as important to have a sense of place within your street as it is to enjoy your internal space. As such, we help to organise community events throughout the year across our developments, bringing the neighbourhood together.

From Easter Egg Hunts to funding support for local schools, Simple Life aims to enhance and expand engagement projects and establish each new development as a hub for residents to **Settle for More**.

ABOUT US

Simple Life customers are offered the remarkable opportunity to rent a brand new quality home from a professional and reliable landlord. We take pride in our homes and the communities we create, so we ensure that your home is kept in excellent working order and to high standards throughout the duration of your tenancy.

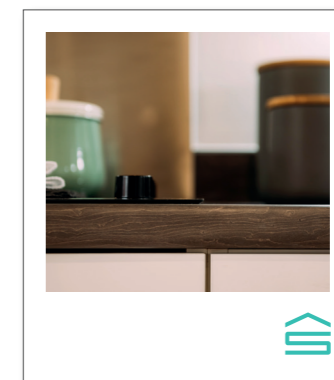
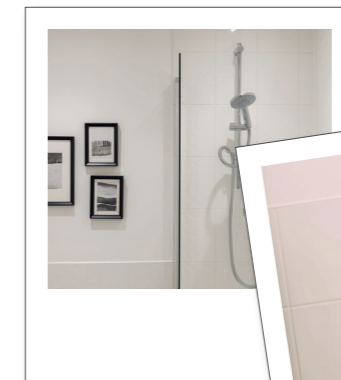
When it comes to quality affordable rental properties, we recognise that many private landlords may struggle to offer the level of service that you deserve as a customer, and we want to change that!

From cleverly integrated appliances to cosy carpets, we've thought of every little detail in your Simple Life home. And because our neighbourhoods are designed to add character and complement their surroundings perfectly, we build properties in both render and brick to create a harmonious mix – so your home will be as individual as you are.

Being part of the Simple Life family means you'll soon be living in the heart of a friendly and like-minded community, with everything you need right on your doorstep. So you'll find handy transport links nearby, and great schools, shops and amenities just minutes away.

With over 2000 properties now built across the UK, Simple Life will make you feel right at home, wherever that may be.

OUR SPEC







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