



Thistlebee Cottage, 39 Vicarage Lane, Kingsthorpe Village, Northampton, NN2 6QS

We are pleased to offer for rent this beautiful listed stone built cottage situated in the Heart of Kingsthorpe Village. The property comprises of Hallway, Kitchen, Study, Dining Room, Living Room and downstairs WC. Upstairs there are three Double Bedrooms a totally refurbished bathroom with separate Shower. The property also offers a beautiful enclosed rear garden. Council Tax Band E. EPC rating is D. Offered as Unfurnished. Available Early August 2024. Due to a large volume of interest we are requesting online enquiries only.

- *Village Location**
- *Beautifully Refurbished**
- *Separate Living Room**
- *Study**

- *Stone Built Cottage**
- *Large Kitchen with White Goods**
- *Good Size Dining Room**
- *Three Double Bedrooms**

To Let Monthly Rental Of £1,700

We have already asked you lots of questions about your personal circumstances prior to you viewing the property, so we already have a good idea if you will be a suitable Tenant. All applicants who are going to be paying towards the rent will have to undergo a full reference check

The Reference check will consist of a full credit check, Employer's or Accountant reference (if self- employed) current Landlord reference, right to rent checks and a check that you are registered on the electoral role. There is NO charge for this.

If you require a guarantor to support your application, they will also have to undergo a full reference check.

If you do not have a guarantor and have a poor credit history, we may ask for additional financial assurances. We may ask that you pay an additional amount of rent in advance.

The standard requirement before move-in is one month's rent payable in advance at least 48 hours before the tenancy is due to commence & a damage deposit equivalent to one month's rent plus £100 (capped at a maximum of 5 weeks rent).



Paying rent, utility bills & communication bills.

You will be legally bound to pay the agreed rent on the day that its due as per the tenancy agreement. You will be responsible for paying for all utilities & communication services connected to the property during your tenancy (Gas/electric/water/council tax/broadband/telephone/satellite TV) unless it has been agreed that bills are included in the rent.

You will be required to provide the utility suppliers with meter readings when you move in and ensure that you are registered as the bill payer. You are also responsible for providing closing readings at the end of your tenancy and you should provide the suppliers with your forwarding address.

We will be happy to make recommendations to you for suppliers that may be able to save you money during your tenancy.

Damage deposit & Keeping pets in the property.



Each tenancy is subject to a damage deposit capped at 5 weeks rent for all rents up to £50,000 per annum. You may also use a deposit replacement scheme if this is permitted by your landlord.

You may only keep a pet in the property if the Landlord has given your permission. No additional deposit will be charged for pets to be kept in the property, but the Landlord may charge **a slightly higher rent that will be capped at £25 additional rent per month.** ****There is currently no legislation that landlords must accept pets in their property****

ALL damage deposits paid on an assured shorthold tenancy will be registered with a government approved scheme. Damage deposits are refundable at the end of the tenancy subject to a satisfactory check out. Any deductions that are proposed from the damage deposit will have to be agreed with you before any funds can be taken.

We will issue you with a basic schedule of condition and inventory of the property at the start of your tenancy which is normally a video of the property. This will be referred to when we complete the final checkout inspection of the property at the end of your tenancy. Any damages or dilapidations above fair wear & tear may be deducted from your damage deposit in line with legislation.

You may want to consider taking out an additional insurance policy to protect the Landlords property against any accidental damage during your tenancy. This is called "Tenants liability insurance". If you accidentally burn the kitchen work surface by placing a hot pan on it, you can claim on your insurance rather than being charged from your damage deposit. We will be happy to give you details of a provider if you chose to take out insurance.

Late payment of rent

If your rent is 14 days or more overdue you will be charged daily interest on the unpaid amount of **3% above the Bank of England base rate.** For example, if your rent is due on the 1st of the month and you do not make payment until the 18th day of the month, you will be charged interest for 3 days.

Loss of keys or security fobs

If you lose keys to the property or a security entry fob you will be charged the cost of a replacement. When you move in, we will give you ONE set of keys to the property. If we have more than one set available, we will be happy to give you another set. If you require more keys, you will have to arrange for these to be cut at your own expense.

Changes to the tenancy agreement

We will make a charge of £50 for each amendment that you request be made to the tenancy agreement. This could include adding an additional tenant onto the agreement or an amendment allowing you to keep pets in the property.

Ending your tenancy early

It costs your landlord money every time we find Tenants for the property. If you terminate your tenancy at any point prior to the end of the fixed term, you will be charged the early termination fee. The amount you will pay will depend on how long of the fixed term is remaining and how much it will cost for the Landlord to find a replacement Tenant. For example, if you decide you want to leave after three months into a 12- month tenancy agreement you may be liable to pay a considerable amount of rent to the Landlord as legally you are responsible to pay the rent until the end of the fixed term of tenancy.

A fee may not be charged at all in some cases. If a fee is charged, it must be justified and reasonable. The following factors will be taken in-to account:

- **How long is the remaining fixed term of the Tenancy agreement & how much rent is due.**
- **The cost of advertising the property & sourcing replacement tenants**

We hold full Client Money Protection Insurance & we are members of the Property Redress Scheme & the UK Association of Letting Agents.

Non assured shorthold tenancy applications (Company Lets) are still subject to admin fees and references fees of £350 inclusive of VAT per application.

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Energy performance certificate (EPC)

39 Vicarage Lane
NORTHAMPTON
NN2 6QS

Energy rating

D

Valid until: **30 August 2032**

Certificate number: **8120-2588-0077-6003-0233**

Property type

Semi-detached house

Total floor area

136 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60