



50 The Leys, DENTON, Northampton, NN7 1DH

We are pleased to offer for rent this spacious three double bedroom property, located in the Village of Denton. The property has a spacious kitchen with integrated white goods. There is a living room with gas fire, dining room and ground floor family bathroom with WC.

Upstairs there are three double bedrooms (master has air conditioning), there is also a shower room with walk-in shower. The property benefits from UPVC Double Glazing and Gas Central Heating & air conditioning. Outside there are front and rear gardens with plenty of space to park three cars. Offered unfurnished and available from 14th September 2024. Council Tax Band D, Pets considered. EPC rating C. ****ONLINE ENQUIRIES ONLY****

- *Village Location
- *Kitchen with White Goods
- *Dining Room
- *Family Bathroom

- *Three Double Bedrooms
- *Living Room
- *Double Shower Room
- *Double Glazed

Monthly Rental Of £1,550

Energy efficiency

Energy performance certificate (EPC)

50 The Leys
Denton
NORTHAMPTON
NN7 1DH

Energy rating

C

Valid until: 27 March 2033

Certificate number: 9817-9157-7002-0197-3306

Property type

Detached house

Total floor area

109 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



Since 2020, we have seen a steady but significant increase in rental prices in Northamptonshire. High rents can be attributed to financial pressures put on landlords by Government policies, in particular the changes in way their rental income is taxed. Many landlords have exited the private rental sector and have sold their properties due to their investments being no longer profitable. This is a trend that has been apparent all over the country and not just locally.

The increase in mortgage interest rates has also been a significant contributing factor to rising rents and most landlords have been forced to increase rents to cover their outgoings.

Landlords are also victims of the cost-of-living crisis in the same way as Tenants. They also face increases in household expenditure in terms of higher grocery bills and utility bills. Most landlords are just ordinary hardworking people who also struggle to make ends meet



As privately rented properties are sold off, this affects the supply of properties, and the result of this is that demand is by far outstripping the supply presently.



Once we have received your enquiry, we will send you a questionnaire to complete and the more detail you can give us the better. We need to have a clear understanding of your current situation before we offer you a viewing to avoid your time and our time being wasted. We receive a huge number of enquiries per property currently and its just not possible for every person to view.

One way to get ahead of the game, is to set alerts up on Rightmove or Zoopla, and you will get an email or text when something fitting your criteria becomes available. We haven't got enough hours in the day to run a mailing list and update you with new listings, unfortunately those days are long gone due to the level of demand and the sheer volume of enquiries we receive.

What are the income requirements to rent a property?

Your income needs to be at least **2.5 x the annual rental amount**. As an example, if you want to rent a property that is £1000 per month, your annual income should be at least £30,000 per year.

Income can be made up of regular salary payments from employment, or if you are not working, universal credit, disability benefits or pension/s. If you are applying for a property on your own, only your income will be considered, if you are applying with somebody else, the total joint income will be considered. If you fall short of the affordability criteria, there is a chance you may be refused a tenancy, but there is sometimes the opportunity for a guarantor to support your application. A Guarantor will guarantee they will pay the rent if you don't. It's a big commitment, so a Guarantor should be a close relative or a very good friend.

The reference check

We will complete a full reference check on everybody who is 18 and over. We cannot grant you a tenancy agreement if you are under 18, even with a guarantor.

We use a third-party referencing company to complete the reference checks which are normally completed using an online portal. Manual application forms are available if you do not have access to the internet.

We will ask the reference agency to check & confirm the following:

- ✓ **Your date of birth and identity**
- ✓ **Employment status and earnings**
- ✓ **Accountants reference if you are self-employed or your last self-assessment records**
- ✓ **Check that you are registered at your current address**
- ✓ **Reference from your current landlord**
- ✓ **A full credit check**
- ✓ **Your right to rent status in the UK**
- ✓ **Criminal record check**

It's unlikely that you will be accepted for a tenancy if you have any County Court Judgements, if you have an IVA or you have been declared bankrupt.

If you require a guarantor, they will also have to go through a full reference check too.

We will ask you to provide us with documents to prove who you are, to confirm where you currently live and to prove you have the right to rent in the UK.

We will ask you to provide all or some of the following documents:

- ✓ **Passport**
- ✓ **Driving licence**
- ✓ **Residence permit**
- ✓ **A current utility bill or bank statement**
- ✓ **Birth certificate (in the absence of photo ID)**
- ✓ **Right to rent share code (if you are not a British Citizen)**

More information on proving your right to rent can be found [here](#)

What you need to pay before you move in

You will need to pay the first month's rent and a damage deposit 24 hours before the tenancy starts. The damage deposit is usually the value of one month's rent plus £100.00 (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.

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, it all depends on each landlord's preference.***

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 checkout. Any deductions that are proposed from the damage deposit will have to be agreed with you before any funds can be taken. The Landlord cannot take your money without your agreement.

We will issue you with a schedule of condition and inventory of the property at the start of your tenancy, this important document 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 proposed as 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.

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 £50.00 (inclusive of VAT) 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 each time we find Tenants. If you terminate your tenancy prior to the end of the fixed term, you will be charged an early termination fee. The amount you will pay is £500 *inclusive of VAT*.

The fee is charged to cover the costs that your landlord will incur because you want to leave early. There are many layers of process and work that goes into finding new tenants and setting up a new tenancy:

Advertising the property to let

Arranging & attending viewings at the property with potential new tenants

Completing reference checks

Completing right to rent checks

Drawing up and issuing a new tenancy agreement for the new tenancy

Registering the damage deposit and issuing prescribed information to the new Tenant

Completing a new inventory & schedule of condition for the property.

We will commence re-marketing the property as soon as practical. You will pay rent & utility bills up to the day before a new tenancy commences even if you have vacated before this date. You will need to continue to pay rent until we confirm that a new tenancy has been entered into/signed. Any overpaid rent will be refunded to you. ***In the unlikely event that we are unable to find a suitable replacement Tenant, you will be liable for the rent & utility bills until the end of your fixed term unless an agreement has been reached with your landlord.***



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