



EDWARD KNIGHT
ESTATE AGENTS

HIGH STREET, YELVERTOFT, NORTHANTS, NN6 6LF

£895 PCM – FEES APPLY





An immaculate period cottage situated in the sought after Northamptonshire village of Yelvertoft which is well served by a range of local amenities. With a wealth of charm and character, the accommodation briefly comprises: lounge, soon to be refitted kitchen, two well proportioned double bedrooms & newly refitted shower room. To the rear is a well maintained cottage garden with working brick Well, box hedges and two brick-built storage sheds. Further benefits include uPVC double glazing, smart electric panel heaters and a log-burner. Available soon. Unfurnished. Energy rating E.

Lounge

11' 8" x 11' 4" (3.56m x 3.45m)

Enter via uPVC door with semi-circular double glazed insert. uPVC double glazed window to the front aspect. Wall mounted smart electric panel heater. Dado rail. Television and telephone points. Wood burning stove. Door to:

Kitchen

10' 6" x 9' 6" (3.20m x 2.90m)

A soon to be refitted range of Shaker style eye and base level kitchen units surmounted by roll-top worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiled splashback areas. Built-in double electric oven, four ring ceramic hob and concealed extractor hood. Integrated dishwasher. Space for a washing machine and fridge freezer. Tiled floor. Stable style door with glass insert to the rear garden. Understairs storage cupboard with shelving and uPVC double glazed window to the rear aspect. Stairs rising to first floor.



Stairs & Landing

Recessed ceiling spotlights. Doors to further first floor accommodation.

Bedroom One

11' 10" x 11' 2" (3.61m x 3.40m)

uPVC double glazed window to the front aspect. Wall mounted smart electric panel heater. Decorative cast iron fireplace with wooden surround and mantle. Recessed ceiling spotlights.

Bedroom Two

10' 4" x 9' (3.15m x 2.74m)

uPVC double glazed window to the rear aspect. Wall mounted smart electric panel heater. Built-in overstairs storage cupboard with wood slat shelving. Access to loft space. Recessed ceiling spotlights.

Shower Room

Refitted white suite comprising: wash hand basin with vanity unit under, low-level close coupled toilet and fully tiled shower enclosure with electric shower and rain effect shower head. Tiling to splashback areas and tiled floor with underfloor heating. Recessed ceiling spotlights. Electric shaver socket. Ceiling mounted extractor fan. Chrome heated towel rail radiator. Obscure UPVC double glazed window to the rear aspect.

Rear Garden

Access down the side of the property via a shared lockable iron gate to an immaculate Cottage rear garden. Block paved patio area directly to the rear of the property with working brick-built well. Block paved path leading to the rear of the garden and two brick built storage



sheds, one with window on to the garden which provide useful storage space. Laid to lawn area with box privet hedge. Retained by brick wall to the right.

Council Tax

Band B





Fees Payable By Tenants

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utility Supplies: including payment for communication services (broadband etc) and the television licence.

Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

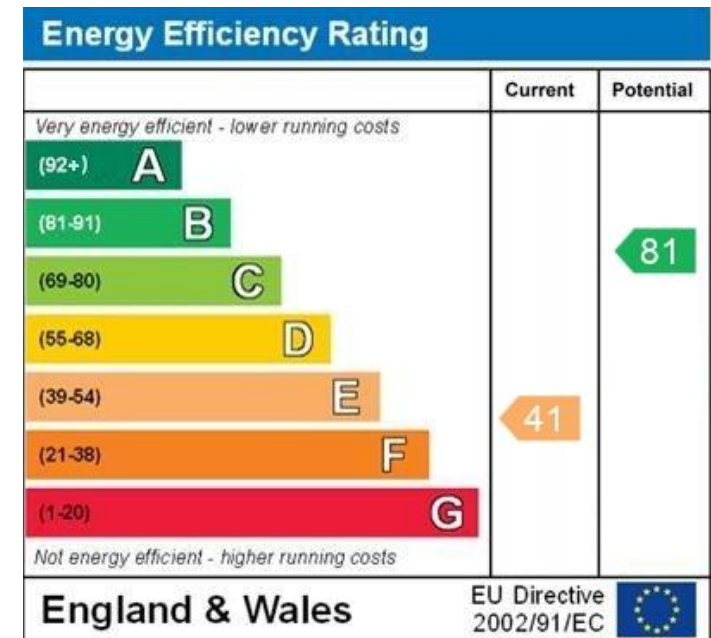
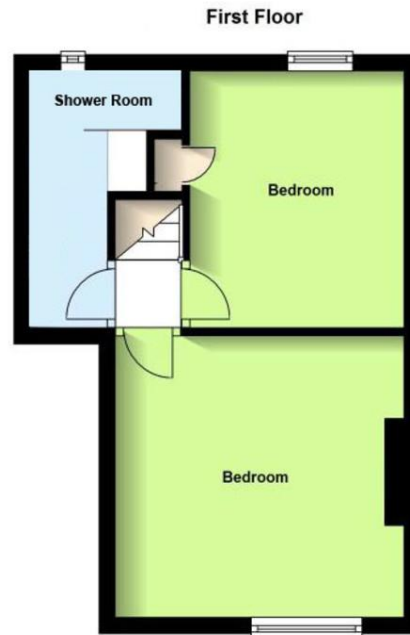
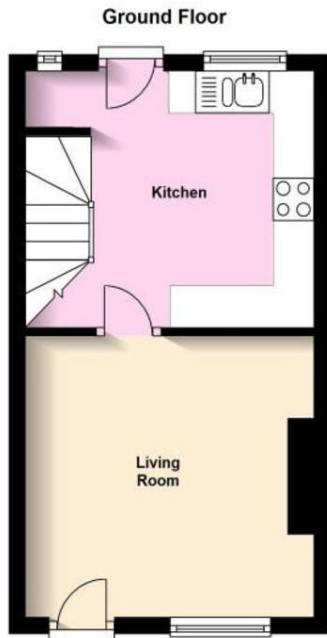
periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees.

www.edwardknight.co.uk

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).



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