



**EDWARD KNIGHT**  
ESTATE AGENTS

HOME FARM COURT, NORTON, DAVENTRY, NN1 1 2LW

£1,100 PCM – FEES APPLY





Edward Knight are delighted to offer this rare opportunity to rent a two bedroom semi-detached house in the Northamptonshire village of Norton, which is located just outside Daventry. Ideally positioned for commuters just off the A5, the property is located in a quiet cul-de-sac and briefly offers the following accommodation: entrance hall, cloakroom, lounge, kitchen, conservatory, two double bedrooms, a separate study/walk-in wardrobe and a shower room. The property further benefits from uPVC double glazing, electric panel heaters, log-burning stove, an enclosed rear garden, shared parking area and a carport. Available early April. Unfurnished. Energy rating D.

#### **ENTRANCE HALL**

Enter via a uPVC panel effect door with obscure double glazed inserts. Wall mounted electric panel heater. Tiled floor. Electric consumer unit. uPVC double glazed window to the front aspect. Smoke alarm. Stairs rising to the first floor. Doors to the lounge and kitchen. Door to:

#### **CLOAKROOM**

White suite comprising: wall mounted wash hand basin and low-level close coupled toilet. Tiling to half height and tiled floor. Obscure uPVC double glazed window to the front aspect.

#### **LOUNGE**

16' 3" x 10' 2" (4.95m x 3.1m)  
uPVC double glazed windows to the front and rear aspects. Wall mounted electric panel heater. Log burning stove. Satellite cables. Covings.

#### **KITCHEN**

12' 6" x 9' 5" (3.81m x 2.87m)  
A range of eye and base level units surmounted by contrasting roll-edge worktops. Inset 1.5 bowl sink and drainer with mixer tap over. Built-in double electric oven, black ceramic hob and concealed extractor



hood. Space and plumbing for a washing machine and fridge freezer. Integrated dishwasher. Recessed ceiling spotlights. Wall mounted electric panel heater. Tiled floor. Built-in under stairs storage cupboard. Single glazed casement window onto the conservatory. Part glazed timber door to:

#### CONSERVATORY

10' 3" x 7' 3" (3.12m x 2.21m)

Being of low-level brick and uPVC double glazed construction with uPVC double glazed patio doors to the garden and a polycarbonate roof. Tiled floor. Power connected.

#### STAIRS & LANDING

uPVC double glazed window to the rear aspect. Wall mounted electric panel heater. Smoke alarm. Doors to all further accommodation

#### BEDROOM ONE

10' 5" x 9' 6" min (3.18m x 2.9m)

uPVC double glazed window to the front aspect. Wall mounted electric panel heater. Built-in over stairs airing cupboard. Coving.

#### BEDROOM TWO

10' 2" x 9' 6" (3.1m x 2.9m)

uPVC double glazed window to the front aspect. Electric panel heater. Access to part boarded loft space with drop-down loft ladder.

#### STUDY/DRESSING ROOM

7' 5" x 6' 4" (2.26m x 1.93m)

uPVC double glazed window to the rear aspect. Fitted open fronted wardrobes.

#### SHOWER ROOM

Modern white suite comprising: wall mounted wash



hand basin with mixer tap, low-level close coupled toilet and walk-in double shower tray with thermostatic shower. Fully tiled walls. Tiled floor. Chrome heated towel rail radiator. Obscure double glazed skylight window to the rear aspect.

#### FRONT GARDEN

Gravel path leading to the front door with lawned areas either side. Outside tap. Gate to the side of the property leading to the rear garden.

#### REAR GARDEN

Slab patio area adjoining the rear of the property with







gravel running down the left side of the garden with timber gate to the front and access to a log store and timber shed at the rear. Central lawned area with planting border to the right. Enclosed by timber fencing to all sides.

#### **PARKING & CARPORT**

Shared parking area adjoining a green in front of the house. Timber carport with bin storage area.

#### **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](http://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).

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 