



54 Roundhouse Way Wellingborough NN8 1UE

Monthly Rental Of £1,312 pcm



Total area: approx. 101.9 sq. metres (1096.9 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Lettings & Management
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 424666



*****RENT TO BUY SCHEME***** Available for immediate occupation is this brand new three storey four bedroom semi detached property situated within walking distance of the railway station on the Stanton Cross development which is available in conjunction with the Stonewater Homes Rent to Buy Scheme enabling a tenant to purchase the property after 5 years. Benefits include uPVC double glazing, built in kitchen appliances and eco friendly measures to include solar panels and air source heat pump providing radiator central heating. The property further offers a cloakroom, four well proportioned bedrooms with ensuite to the master and allocated parking for two vehicles with access to EV charging point. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and allocated parking. For more information on Rent to Buy, visit stonewaterhomes.co.uk/rent-to-buy. **PLEASE NOTE THE REQUIRED ANNUAL INCOME FOR THIS PROPERTY IS £62,976.**

Enter via entrance door.

Entrance Hall

Cloakroom

Kitchen/Dining Room

15' 6" x 9' 1" (4.72m x 2.77m) (This measurement includes area occupied by the kitchen units)

Lounge

16' 3" x 10' 5" plus door recess (4.95m x 3.18m)

First Floor Landing

Bedroom Two

12' 3" x 9' 1" (3.73m x 2.77m)

Bedroom Three

10' 4" x 8' 3" (3.15m x 2.51m)

Bedroom Four

10' 4" x 7' 8" (3.15m x 2.34m)

Second Floor Landing

Bedroom One

14' 6" max plus window recess x 9' 2" widening to 12' 8" into recess (4.42m x 2.79m)

Ensuite Shower Room

Outside

Gardens to front and rear, two allocated parking spaces to rear accessed from Saunders Way.

Council Tax

We await confirmation of the Council Tax band.

Energy Performance Certificate

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

General Data Protection Regulations 2018

Should you wish to view this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the landlord, but it will not be shared with any other third parties without your consent.

If you wish to apply for a tenancy, you must complete the tenancy application form. The personal information supplied in the application form will be passed to our management department and our referencing company who carry out credit and referencing checks and provide us with a report on your suitability as a tenant.

In completing the application, you agree that the application can be passed to them for this purpose.

More information on how we hold and process your data is available on our website – www.richardjames.net

Tenant Requirements

- First month's rent of £1,312 pcm
- Deposit of £1,513
- Your details will be submitted to our referencing company, who will carry out a credit check and obtain previous landlord references and employment references
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Holding deposit of £302.76 (one weeks' rent). This is to reserve a property, subject to referencing. Please note: This will be retained if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). This holding deposit will be returned within 15 days or apportioned to rent with the prospective tenants consent if referencing is successful.

£2,825 (Total)

Client deposits are protected by the Deposit Protection Service. Please note we are unable to accept debit or credit card payments.

Home contents insurance

We require our tenants to have home contents insurance. This not only covers the tenants belongings, but also covers their liability to the landlord for damage to his property. Please ask for further information.