



## 1 Bluebell Close Wellingborough NN8 4GG

### Monthly Rental Of £1,350 pcm



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.

Available for possession at the end of June and situated within walking distance of the town centre and railway station which provides access to London St. Pancras within the hour is this four bedroomed detached property. The property benefits from uPVC double glazed doors and windows, gas radiator central heating and further offers ensuite shower rooms to the master and second bedrooms, a cloakroom, built in wardrobes to two bedrooms and a 13ft uPVC conservatory. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, uPVC conservatory, master bedroom with ensuite shower room, bedroom two with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via entrance door with obscure glazed inserts to.

#### **Entrance Hall**

#### **Cloakroom**

#### **Lounge**

15' 11" into bay. x 10' 10" into chimney breast recess.  
(4.85m x 3.3m)

#### **Kitchen/Dining Room**

18' 6" max. x 12' 2" min. (5.64m x 3.71m) (This measurement includes area occupied by the kitchen units)

#### **Conservatory**

13' 5" x 6' 6" (4.09m x 1.98m)

#### **First Floor Landing**

#### **Bedroom Two**

12' 9" up to wardrobe. x 10' 10" max. (3.89m x 3.3m)

#### **Ensuite Shower Room**

#### **Bedroom Three**

11' 2" x 9' 6" (3.4m x 2.9m)

#### **Bedroom Four**

9' 3" x 7' 2" (2.82m x 2.18m)

#### **Second Floor Landing**

#### **Bedroom One**

14' 10" widening to 19' 11" x 10' 4" min. (4.52m x 3.15m)

#### **Ensuite Shower Room**

#### **Outside**

Front and rear gardens, drive leading to garage.

#### **Council Tax**

We understand the council tax is band C (£2,105.89 per annum. Charges for 2026/2027).

#### **Energy Performance Certificate**

We await the results of the Energy Assessment.

#### **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 to Legal for Landlords 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](http://www.richardjames.net)

#### **Tenant Requirements**

- First month's rent of £1,350 pcm
- Deposit of £1,557
- Your details will be submitted to our referencing company Legal for landlords, 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 £311.53 (one weeks' rent). This is to reserve a property, subject to referencing. Please note: 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.
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£2,907 (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.