



35 Tillage Road
Wellingborough, NN8 1WH



Simpson & Weekley

Simpson and Weekley are excited to welcome this BRAND NEW three bedroom semi-detached property to the rental market! Located in the highly sought-after Stanton Cross development, this home boasts an impressive 947 square feet of living accommodation whilst benefitting from a generous rear garden, off road parking for two cars and EV charger.

The heart of the home is the stunning kitchen/diner/family room with integrated appliances and masses of storage space. The downstairs accommodation also comprises of a generous entrance hall with storage, large lounge and downstairs WC. Upstairs, you find two double bedrooms plus a further large single bedroom with the master boasting built-in storage and en-suite shower room. The family bathroom is fitted with three piece suite plus shower over bath.

Pick your perk – as a move in bonus you can choose between a rent credit or enjoy free deposit protection.

Disclaimer:

Incentive available by separate agreement. As a move in bonus you can choose between a rent credit or a enjoy free deposit protection.

Any rent credit agreed will be payable to the tenant after the first month's rent has been paid in full and on time, terms and conditions apply.

Alternatively, the property is available with Flatfair's No Deposit solution, so you won't have to pay the traditional tenancy deposit equivalent to 5 weeks rent, taking the financial strain off moving home. All you will have to pay is a one off, non-refundable registration fee of just £24 per tenant. When it comes to moving out, you pay for any damages or rent arrears, like you would with any rental, but you don't have to wait to have a deposit returned. Enquire now for more information. Ts&Cs apply. Note: a holding deposit will be payable to secure the property, which will be deducted from the next months rent.

Available IMMEDIATELY

EPC B

Council Tax TBC

Please note, photos shown are of various plots throughout the development and actual plots may differ from finalised home

£1,550 Per Month



Simpson & Weekley



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



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