



TO LET - DETACHED UNFURNISHED COTTAGE – WELFORD ROAD

THORNBY | NORTHAMPTONSHIRE

This recently renovated four-bedroom cottage offers a rural location with great views of the surrounding countryside. To the ground floor there is a spacious Living Room with open fireplace, a similarly sized Dining Room also benefitting from an open fireplace, leading to the Kitchen and large Pantry/Utility Room. To the first floor there are three double bedrooms, one single bedroom (could be used as a Study) and a family Bathroom with a shower over the bath. Outside there is a gated driveway with parking space for 2-3 cars, a single Garage, a small Outhouse and a Garden with unspoilt views of the surrounding countryside.

Rent £1,100 pm | Deposit £1,269

Gilbert Watchorn MRICS FAAV

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BROWN & CO

Property and Business Consultants

DESCRIPTION:

On the Ground Floor:

ENTRANCE HALL: 5.06m x 2.00m
SITTING ROOM: 5.00m x 3.65m
KITCHEN: 2.70m x 3.58m
DINING ROOM: 3.19m x 5.04m
PANTRY/UTILITY ROOM: 1.57m x 3.35m

On the First Floor:

THREE DOUBLE BEDROOMS:
3.59m x 3.41m
3.99m x 2.76m
5.13m x 2.39m
ONE SINGLE: 2.01m x 2.26m
BATHROOM: 1.82m x 2.66m
LANDING: 5.95m x 1.00m

Outside:

GARDEN
COALSTORE
DRIVEWAY
GARAGE

LOCATION:

The property is a four-bedroom detached cottage situated on the south-side of the A1599 Welford Road and is located on the southern edge of Thornby Village.

SERVICES:

The property is connected to mains electricity, water and has air source heating.

RENT:

The rent for this property will be £1,100 per month, exclusive of all outgoings including Council Tax, payable monthly in advance.

DEPOSIT:

The deposit for this house will be £1,269 which will be held in a Deposit Protection Scheme.

TERM:

The property will be available on an Assured Periodic Tenancy.

COUNCIL TAX:

The property is in Band E and the Council Tax payable for the year 2026/2027 is £2,939.99.

LOCAL AUTHORITY:

West Northamptonshire Council, The Abbey Centre, St John's Square, Daventry, NN11 4XG

ENERGY PERFORMANCE:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS:

Strictly by appointment through the Agents, Brown and Co, Leicester – 0116 289 4719.

AGENT:

Gilbert G Watchorn BSc (Hons) MRICS FAAV
gilbert.watchorn@brown-co.com / 0116 289 4719

PAYMENTS:

The first payment of rent and the deposit will be paid by bank transfer. We are unable to accept cash payment. Please note we will not release keys until we have received confirmation that the funds have been cleared and the tenancy is signed. Thereafter, payment of rent will be by standing order.

TENANT PROTECTION:

Brown and Co LLP is a member of RICS Client Money Protection Scheme, RICS Firm Reference: 016189 which is a client money protection scheme, and also a member of The Property Redress Scheme, Membership Number: PRS012758 which is a redress scheme. You can find out more details on the Agent's website or by contacting the Agent directly.

ANTI-MONEY LAUNDERING LEGISLATION/ RIGHT TO RENT CHECK:

In accordance with the most recent Anti-Money Laundering Legislation and the requirement to check the Right to Rent, Applicants will be required to provide proof of identity and address to the Letting Agent once an offer has been submitted and accepted (Subject to Contract) prior to Solicitors being instructed.

IMPORTANT NOTICES

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