

31 Tillage Road

Wellingborough, NN8 1WH

Simpson & Weekley

BRAND NEW LIVING AT STANTON CROSS
Welcome to the Baymont, a brand new two bedroom semi-detached home offering 850 sq ft of modern living in Wellingborough.

The open plan kitchen/dining room features integrated Bosch appliances and patio doors to the private garden with a utility area. A separate living room, downstairs WC and understairs storage add everyday practicality. Upstairs are two double bedrooms and family bathroom with shower over bath. Outside are a patio area, storage shed, driveway to the side and dedicated EV charging.

GREENER LIVING BUILT IN
EPC B, solar PV panels and an Air Source Heat Pump support more energy-efficient living, alongside EV charging.

A LONG-TERM LANDLORD YOU CAN TRUST
Rental Living by Legal & General offers homes designed for renters, with professional management and access to an exclusive online health, wellbeing and lifestyle benefits programme. Find out more at legalandgeneral.com/rentallivingby

MAKE IT FEEL LIKE HOME
Pets are welcome. Residents can personalise their home, including painting walls or planting in the garden, subject to approval where required.

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.

NO DEPOSIT OPTION
Flatfair No Deposit is available, with an upfront fee of 28% + VAT of the monthly rent instead of a traditional deposit. See www.flatfair.co.uk/tenants

Available Immediately
EPC B
Council Tax Band TBC

£1,300 Per Month

2 1 1











Simpson & Weekley

2 bedroom house

Baymont | Stanton Cross

850 sq.ft / 78 sq.m
Parking | Unfurnished



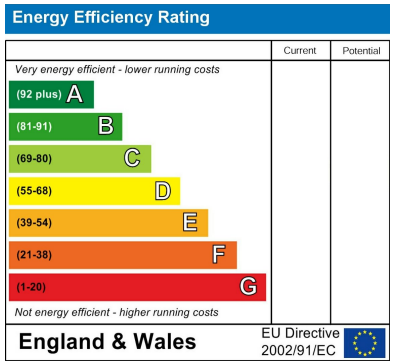
Ground First

These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. The dimensions are taken from the indicated points of measurement for guidance only and are an approximation. Images are indicative only.

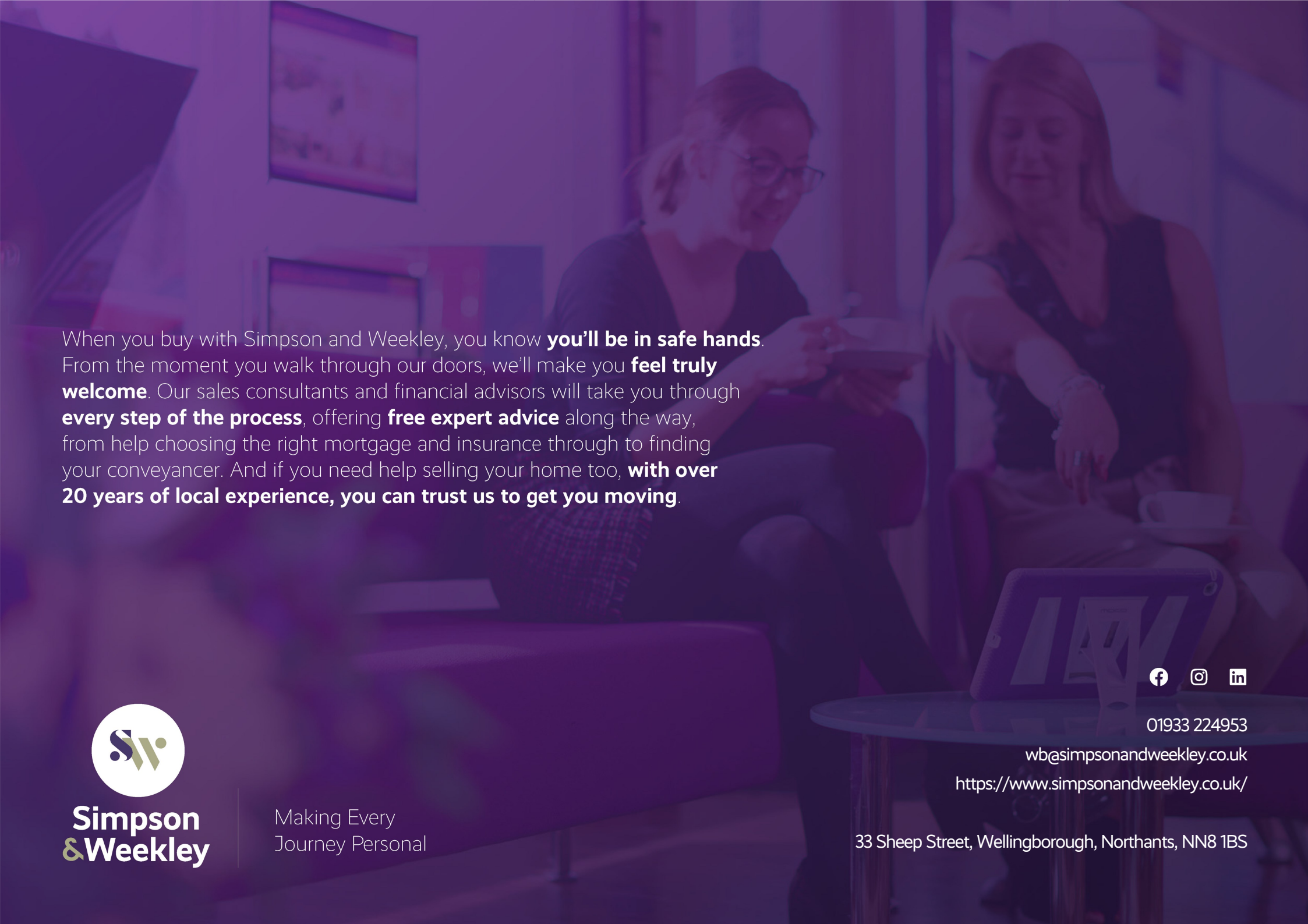
S – Store WC – Toilet W – Wardrobe

Rental living by Legal & General









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

01933 224953
wb@simpsonandweekley.co.uk
https://www.simpsonandweekley.co.uk/

33 Sheep Street, Wellingborough, Northants, NN8 1BS