



- ❖ Modern Semi-detached Home
- ❖ Entrance Hall, W.C., Fitted Kitchen
- ❖ Lounge/dining Room With Log Burner
- ❖ Three Bedrooms, Family Bathroom
- ❖ En-suite To Master, Built-in Wardrobe
- ❖ Enclosed Rear Garden
- ❖ Single Garage With Parking
- ❖ Unfurnished, Available Jun '21
- ❖ EPC Energy Rating : - B
- ❖ Holding Payment : - £253.00

**20 Bakehouse Lane, Mears Ashby**

**£1,100 pcm**



## 20 Bakehouse Lane, Mears Ashby, Northants, NN6 0ED

**A beautifully presented three bedroom semi-detached property in the pretty village of Mears Ashby. The property benefits from gas fired central heating, Upvc double glazing and on the ground floor, an entrance hall, W.C., fitted kitchen with appliances, lounge/dining room with log burner. Three bedrooms with an en-suite to the master, and a family bathroom. There is parking in front of the integral garage and a fully enclosed garden to the rear.**

**MEARS ASHBY:** is a very pretty village which lies to the East of Northampton towards Earls Barton & Wellingborough. The village has a Medieval church, primary school, public house and farm shop. Larger shops can be found approximately 3 -4 miles away at Weston Favell and Wellingborough. The closest rail links are at Northampton, Wellingborough or Kettering with the M1 motorway approximately is 10 miles away.

**HALL/LANDING & STAIRS:** Entered via a 1/2 glazed composite door to the side of the property. Radiator. Oak doors to all ground floor rooms. Stairs to the first floor. Under-stairs recess and Over-stairs storage cupboard.

**DOWNSTAIRS W.C.:** Upvc window to the side with obscure glazing. Fitted with a 2pc White suite. Extractor. Stainless steel towel radiator.

**FITTED KITCHEN: 8' 2" x 10' 9" (2.50m x 3.30m)** Upvc window to the front. Fitted with a range of wall and floor units in rich Cream to incorporate a 1 1/2 bowl sink unit, built-in dishwasher, washing machine, fridge/freezer and single electric oven with gas hob and extractor hood over.



**LOUNGE/DINING ROOM: 17' 1" narrowing to 10' 10" x 16' 0" (5.21m x 4.90m)**

Upvc window and Upvc French doors to the rear. Log burner. Two radiators.

**BEDROOM TWO: 14' 2" x 9' 6" (4.33m x 2.90m)** Upvc window to the front.

Radiator.

**FAMILY BATHROOM: 5' 6" x 6' 2" (1.70m x 1.90m)** Upvc window to the rear with obscure glazing. Fitted with a 3pc white suite with shower mixer tap over the bath. Stainless steel towel radiator. Large wall mounted mirror.

**BEDROOM THREE: 11' 5" x 9' 6" (3.49m x 2.90m)** Upvc window to the rear.

Radiator.

**MASTER BEDROOM: 13' 10" x 10' 2" (4.22m x 3.10m)** Upvc window to the front.

Radiator. Built-in double wardrobe with Oak doors.

**EN-SUITE:** Upvc window with obscure glazing to the side. Fitted with a 2pc White suite and a full width walk in shower. Stainless steel towel radiator. Shaver point.

**REAR GARDEN:** Fully enclosed laid to lawn with a small paved seating area.

**FRONT:** There is a small lawn area in front of the property with a blocked paved driveway leading to;

**SINGLE GARAGE:** With remote electric roller door, light and power.



## TENANT FEES

**HOLDING PAYMENT:** A holding payment equivalent to 1 weeks rent is payable upon the start of the application.

**SUCCESSFUL APPLICATIONS:** Any holding payment will be offset against the initial rent and deposit, with the agreement of the payee.

**FAILED APPLICATIONS:** A holding payment will not be refunded in circumstances where the tenant withdraws, fails a Right to Rent check or provides false or misleading information that materially affects their suitability to rent the property.

**FEES PAYABLE IN ACCORDANCE WITH THE TENANTS FEE ACT 2019:** Additional charges may apply during the course of the tenancy or at the end and are detailed within the tenancy agreement.

**TENANCY AGREEMENT:** An Assured Shorthold Tenancy Agreement will be drawn up and must be signed by all tenants. A tenant is any person over the age of eighteen years, residing in the property on a permanent basis.

This Agreement is a legally binding document. Anyone entering into this legal Agreement must be aware of the responsibilities and liabilities involved. If you are unsure, please take legal advice.

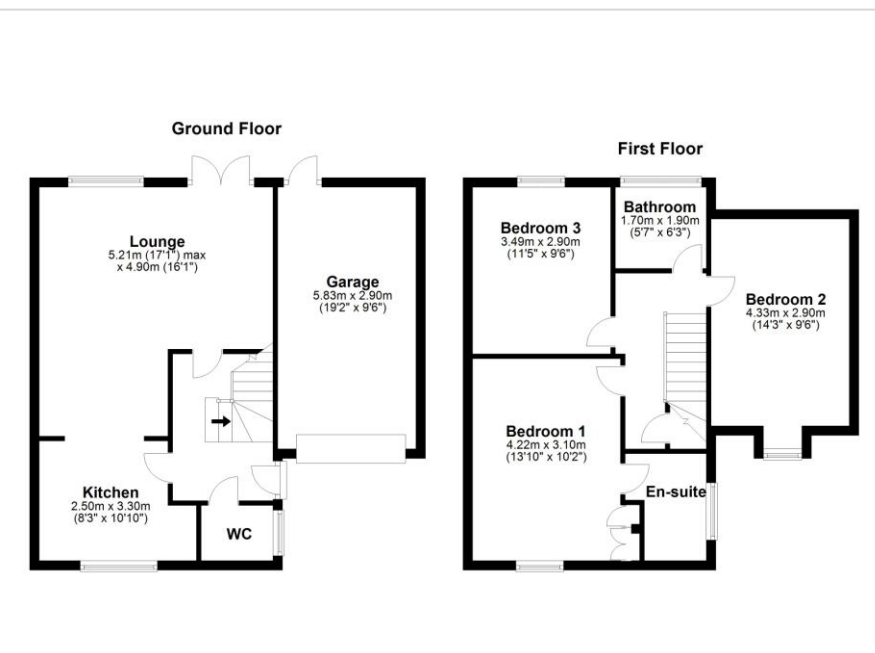
**ANTI-MONEY LAUNDERING:** To comply with anti-money laundering regulations, Bartram & Co have to be satisfied as to the identity, residency status and right to reside of all tenants. Failure to provide the requested documentation will affect your ability to rent the property.

**CLIENT MONEY PROTECTION:** Bartram & Co are members of SAFEagent and provide full client money protection. <https://safeagents.co.uk/for-agents/client-money-protection/>

**REDRESS SCHEME:** Bartram & Co are members of the Property Redress Scheme. <https://www.theprs.co.uk/consumer/members/>

**VAT:** All fees quoted are inclusive of VAT at the prevailing rate.

## Notes:



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