



- ❖ All Inclusive Bedsit
- ❖ Open Plan Living Area
- ❖ Private Bathroom
- ❖ Shared Utility Area
- ❖ Part Furnished
- ❖ Off Road Parking
- ❖ Sorry No Pets, Smokers Or Children
- ❖ Single Occupancy Only
- ❖ Available Now, Part Furnished
- ❖ Council Tax Band : Included In Rent
- ❖ EPC Energy Rating : Not Required

Bedsit, Shutlanger

£500 pcm



Bedsit, Shutlanger, Northants, NN12 7ST

An all inclusive bedsit it within a local farmhouse in a rural setting with views all around. This rental would be suitable for someone wanting a Monday to Friday stay, it comes part furnished and provides a small kitchenette area, dining table and chair, built-in wardrobe, bed and dressing table. There is a bathroom solely for the use of the tenant and a shared utility room with washer and tumble dryer.

OPEN PLAN LIVING AREA: 11' x 16' (3.35m x 4.88m) Sash windows to the front and rear. Built in Wardrobe, Stairs to ground floor.



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:

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of **Bartram & Co** has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. **Data Protection:** We retain the copyright in all advertising material used to market this Property.