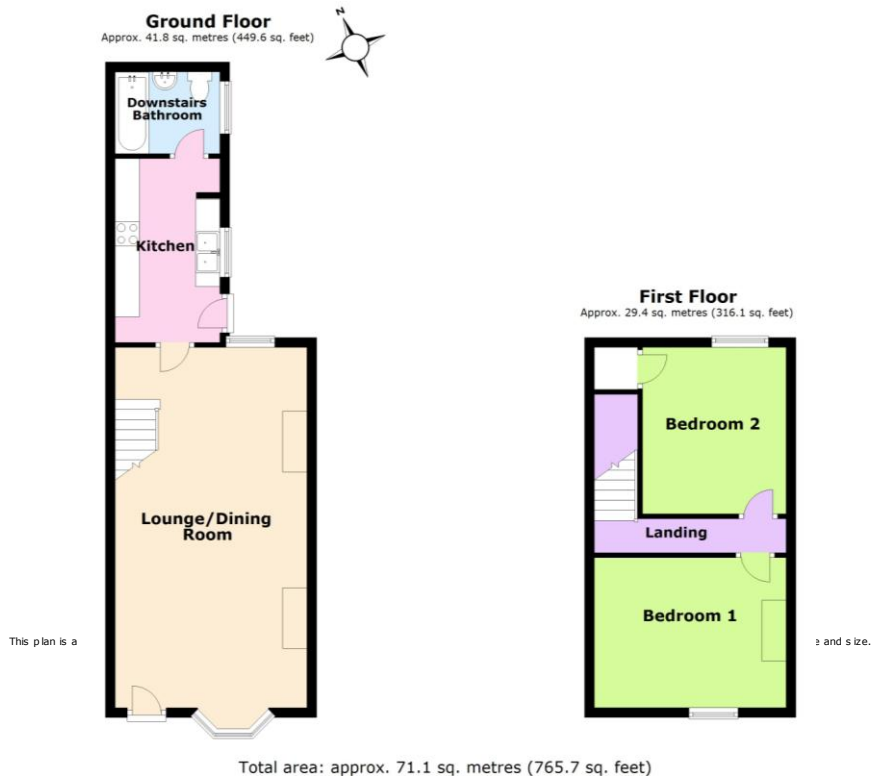




Finedon Road Irthlingborough NN9 5TZ

Monthly Rental Of £925.00



Lettings & Management
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 424666

Available from early December 2024 and situated in walking distance of the High Street shops and amenities is this beautifully presented two bedroomed bay fronted mid terraced property with benefits to include gas radiator central heating, uPVC double glazing, refitted kitchen, refitted bathroom and offers a 26ft lounge/dining room, two double bedrooms, off road parking to the rear for two/three cars and a generous sized garden. The accommodation briefly comprises lounge/dining room, kitchen, down stairs bathroom, landing, two bedrooms, front and rear gardens and off road parking.

Lounge/Dining Room 26' 3" into bay x 13' 0" max. into chimney breast recess (8m x 3.96m)

Kitchen 12' 5" x 7' 1" (3.78m x 2.16m)(This measurement includes area occupied by kitchen units)

Downstairs Bathroom 6' 3" x 5' 6" (1.91m x 1.68m)

Bedroom One 13' 0" max. into chimney breast recess x 10' 2" (3.96m x 3.1m)

Bedroom Two 10' 8" x 9' 8" (3.25m x 2.95m)

Outside Off road parking to the rear.

Material Information Council Tax
We understand the council tax is band A (£1,548 per annum. Charges for 2024/2025).

EPC Rating of D

Council Tax

We understand the council tax is band A (£1,548 per annum. Charges for enter year).

Energy Performance Certificate

This property has an energy rating of 64. The full Energy Performance Certificate is available upon request.

General Data Protection Regulations 2018

Should you wish to view this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the landlord, but it will not be shared with any other third parties without your consent.

If you wish to apply for a tenancy, you must complete the tenancy application form. The personal information supplied in the application form will be passed to our management department and our referencing company who carry out credit and referencing checks and provide us with a report on your suitability as a tenant.

In completing the application, you agree that the application can be passed to them for this purpose.

More information on how we hold and process your data is available on our website – www.richardjames.net

Tenant Requirements

- First month's rent of £925.00
- Deposit of 1067.30
- Your details will be submitted to our referencing company, who will carry out a credit check and obtain previous landlord references and employment references
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Holding deposit of £213.46 (one weeks' rent). This is to reserve a property, subject to referencing. Please note: This will be retained if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). This holding deposit will be returned within 15 days or apportioned to rent with the prospective tenants consent if referencing is successful.

£1992.30 (Total)

Client deposits are protected by the Deposit Protection Service. Please note we are unable to accept debit or credit card payments.

Home contents insurance

We require our tenants to have home contents insurance. This not only covers the tenants belongings, but also covers their liability to the landlord for damage to his property. Please ask for further information.