Red House Farm, Bessie Lane, London Road,
£1,250 pcm

- Detached Bungalow
- Porch, Utility, Hallway
- Open plan Kitchen Dining Room
- Sitting Room, Four Bedrooms,
- Bathroom, Shower Room
- Double Glazed, Electric Heating
- Double Garage, Courtyard Gardens
- Unfurnished Available Feb 16
- EPC Energy Rating : - E
DESCRIPTION A four bedroom detached property which could also be used as a two bedroom with a one bedroom annex. This substantial property is on the outskirts of Towcester but will be subject to the building of a new development at the back in the next year. The accommodation comprises, a hallway with access to the shower room, a generous sitting room with open fireplace, an open plan kitchen/dining room. Master bedroom with access to the shower room, bedroom four/study and then there are two further bedrooms with a bathroom which could be used as a separate annex if needed. To the front of the property is off road parking and a mature shrub border behind a retaining brick wall and a five bar gate to Bessie Lane. There is further parking to the side of the double garage and a large low maintenance courtyard at the rear.

LOCATION: TOWCESTER is a thriving town centred on the historic Market Square, where there are shopping and other facilities. Towcester is situated on the junction of the A5 Watling Street and the A43 Oxford to Northampton Road. Improvements to the A43 have provided the town with an excellent high speed road link to Northampton, the M1 and the M40. Milton Keynes with its Inter-city rail service (London Euston 40 minutes) is approximately 12 miles to the south. Sporting facilities in the area include a Leisure Centre and horse racing in Towcester, motor racing at Silverstone and golf at Farthingstone, Silverstone and Whittlebury. There are also churches of several denominations in the town.

ACCOMMODATION: Hallway, Sitting room, Open plan Kitchen/dining room, Utility room, Porch, Four bedrooms, Shower room and Bathroom.

HALLWAY: 12' 1" x 5' 3" (3.701m x 1.610m) Hardwood door to the front. Electric heater. Coat cupboard. Access to shower room. Double doors to:

SITTING ROOM 23' 1" x 12' 1" (7.049m x 3.701m) Double glazed hardwood door to side. Five double glazed hardwood windows to both sides. Marble fireplace with open fire. T.V. Points. Telephone Point. 3 Electric heaters. Fitted carpet.
OPEN PLAN KITCHEN/DINING ROOM: 11' 10" x 9' 10" extending to 13' 4" (3.624m x 3.017m extending to 4.089m) Double glazed hardwood door to side. 4 double glazed hardwood windows to side. Range of wall and floor units in White. 2 bowl stainless steel sink unit. Space for dishwasher. Single electric oven. 4 ring electric hob with extractor hood over. Electric heater. Telephone point. T.V. point. Fitted carpet in dining room area. Vinyl flooring in kitchen.

UTILITY ROOM: 8' 9" x 7' 0" (2.676m x 2.144m) Double glazed hardwood window to side. Range of White wall and floor units. 2 bowl stainless steel sink unit. Plumbing for washing machine. Space for standard size fridge freezer. Airing cupboard. Vinyl flooring.

INNER HALLWAY:

BATHROOM: 8' 9" x 6' 0" (2.676m x 1.835m) Double glazed hardwood window with obscure glazing to rear. 3pce White suite, comprising, low level W.C., pedestal wash hand basin and bath with shower and screen over. Electric heater. Shaver light. Vinyl flooring.

BEDROOM TWO: 12' 7" to wardrobe front x 9' 10" (3.841m x 3.005m) 2 double glazed hardwood window to side. Built in wardrobes. T.V. cable. Electric heater. Fitted carpet.
**BEDROOM THREE:** 10' 4" to wardrobe fronts x 9' 10" (3.171m x 3.012m) 2 double glazed hardwood window to side. T.V. cables. Electric heater. Fitted carpet

**BEDROOM FOUR / STUDY:** 8' 2" to wardrobe fronts x 9' 10" (2.497m x 3.011m) Double glazed hardwood window to side. Built in wardrobes/storage cupboards. Telephone point. Electric heater. Fitted carpet

**BEDROOM ONE:** 14' 1" x 13' 0" (4.313m x 3.966m) 2 Double glazed hardwood windows to front. T.V. point. Double telephone point. Electric heater. Fitted carpet. Access to Shower room.

**SHOWER ROOM:** 10' 1" x 3' 9" (3.096m x 1.168m) Double glazed hardwood window with obscure glazing to front. Low level W.C. Wash hand basin in vanity unit. Shower cubicle. Electric heater. Shaver light.

**DOUBLE GARAGE:** With up and over door, light and power.

**FRONT & SIDE GARDEN:** To the side and front there is Tarmac off road parking bounded by a brick retaining wall with mature shrubs and a five bar gate to Bessie Lane.

**REAR GARDEN:** The rear is a low maintenance paved courtyard giving access to sitting room, dining room and porch.
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APPLICATION: Prospective tenants will be required to pay an Application Fee of £198 including VAT for the lead tenant. Every additional person over the age of 18, whether contributing to the monthly rent or not, will incur a charge of £90 including VAT to cover the cost of referencing, credit checks and drawing up the legal documentation. This Fee is non-refundable EXCEPT in the event of the landlord choosing not to proceed for reasons other than unsatisfactory and adverse references.

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.

DEPOSIT: A deposit is required equivalent to 1.5 months rent. This must be paid, together with the first calendar month’s rent, prior to the keys being released to the tenant. The payment must be in cleared funds i.e. Cash, building society cheque or bankers’ draft. The deposit will be held throughout the term of the tenancy and refunded following the tenant’s vacation, providing no costs have been incurred through damage or negligence on the part of the tenant. The deposit monies cannot, at any time, be utilised as payment for any part of rental due under the terms of the Agreement.