56 Brackley Road, Towcester
£795 pcm

- Within Walking Distance To Town
- Two Bedroom Mid-Terrace Property
- Sitting Room, Kitchen/Dining Room
- Bathroom, Two Double Bedrooms
- Long Front and Rear Gardens
- Gas Central Heating, Log Burner
- Pets Considered, On Street Parking
- Unfurnished, Available April 2020
- EPC Energy Rating : - C
- Holding Deposit : - £183.00
A deceptively spacious two bedroom terraced house close to the town centre. The property benefits from double glazing, gas radiator central heating and a feature fireplace with log burner. On the ground floor there is a sitting room, kitchen/dining room and a bathroom. On the first floor there are two double bedrooms.

LOCATION: TOWCESTER is a thriving town centered 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.

www.britinfo.net/index_Towcester.htm


KITCHEN/DINING ROOM: 8' 4" x 12' 6" (2.550m x 3.813m) Upvc window to rear. Beech effect wall and floor units. 1 1/2 bowl sink unit. Freestanding double oven with a 4 burner gas hob. Radiator.

BATHROOM: 5' 8" x 6' 1" (1.749m x 1.864m) Upvc window with obscure glazing to side. 3 pce White suite comprising panelled bath with shower over, wash hand basin and low level W.C. Radiator.

BEDROOM ONE: 12' 6" x 9' 3" (3.819m x 2.826m) Upvc window to front. Built-in cupboard. TV point. Radiator.

BEDROOM TWO: 8' 4" x 9' 7" (2.558m x 2.923m) Upvc window to rear. Two built-in cupboards. Radiator.
FRONT GARDEN: Mainly laid lawn with a paved pathway leading to the front door. Mature bushes and fencing separates either side with a low brick wall to the front.

REAR GARDEN: Behind the property is a footpath used by all neighbouring properties to transport their bins to the front of the terrace. Across the footpath is a gated access to the private rear garden bounded by mature shrubs and bushes, mainly laid to lawn.
**TENANT FEES**

**HOLDING DEPOSIT:** A holding deposit equivalent to 1 week’s rent is payable upon the start of the application.

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

**FAILED APPLICATIONS:** A holding deposit 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/](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/](https://www.theprs.co.uk/consumer/members/)

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