



- ❖ A Mid Terrace Family Home
- ❖ Hallway, Cloakroom, Fitted Kitchen
- ❖ Lounge/Dining Room, Family Bathroom
- ❖ Two 1st Floor Bedrooms, Master Bedroom
- ❖ Built in Wardrobes, En-suite Shower
- ❖ Gas Fired Central Heating
- ❖ Gardens, Off Road Parking
- ❖ Unfurnished, Available Aug
- ❖ EPC Energy Rating : - C
- ❖ Holding Payment : - £242.00

**17 Surtees Way, Towcester**

**£1,050 pcm**



## 17 Surtees Way, Towcester, Northants, NN12 7AF

A well-presented mid terraced family home on The Shires development. This property has gas fired central heating and double glazing. On the ground floor is the hallway cloakroom, fitted kitchen and lounge/diner. Two bedrooms and a bathroom are on the first floor with a master bedroom with En-suite shower on the second floor. To the rear of the property is a fully enclosed garden with off road parking at the end of the terrace.

**ACCOMMODATION:** Hall, Lounge/dining room, fitted kitchen, cloakroom, landing, two bedrooms and bathroom, 2nd floor landing, master bedroom with en-suite shower.

**HALL:** With a panelled double glazed door, stairs to the first floor and single radiator.

**KITCHEN:** 10' 0" x 6' 2" (3.05m x 1.89m) Upvc window to the front. Fitted in a range of wood laminate units incorporating a 1 1/2 bowl stainless steel sink unit with a mixer tap. Electric built in oven. Four burner gas hobs. Extractor hood. Integrated appliances. Radiator.

**LOUNGE/DINING ROOM:** 16' 1" x 12' 11" (4.92m x 3.94m) Featuring a Upvc double glazed bay to the rear with double leaf doors and side windows. There is a TV point, and a double radiator.

**CLOAKROOM:** Upvc obscure glazed window to the front. 2pc White suite. Radiator.



**LANDING:** With stairs to the second floor and a built-in storage cupboard.

**BEDROOM TWO: 12' 11" x 8' 2" (3.96m x 2.50m)** Upvc window to the front. A recess suitable for wardrobe or cabinet. Radiator. Airing Cupboard.

**FAMILY BATHROOM:** Fitted with a white suite of a panelled bath with a height adjustable shower and hinged screen door. There is a pedestal wash hand basin, a low level WC, a single radiator and recessed ceiling lights.

**BEDROOM THREE: 9' 6" x 6' 6" (2.9m x 2.00m)** Upvc window to the rear. Radiator.

**2ND FLOOR LANDING:** With a double glazed Velux window and a door to:

**MASTER BEDROOM: 13' 8" x 13' 1" (4.17m x 4.00m)** Upvc dormer window to the front. Telephone point. Built-in wardrobes. Radiator.

**EN-SUITE SHOWER:** Velux window. Fitted with a tiled shower cubicle with a height adjustable shower and hinged screen door. Pedestal wash hand basin. Low level WC. Shaver point. Ladder radiator.

**PARKING:** There is tandem parking on the far right of the row of properties.

**GARDEN:** A fully enclosed rear garden with patio area and gate leading to a pathway to the street.



## 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.

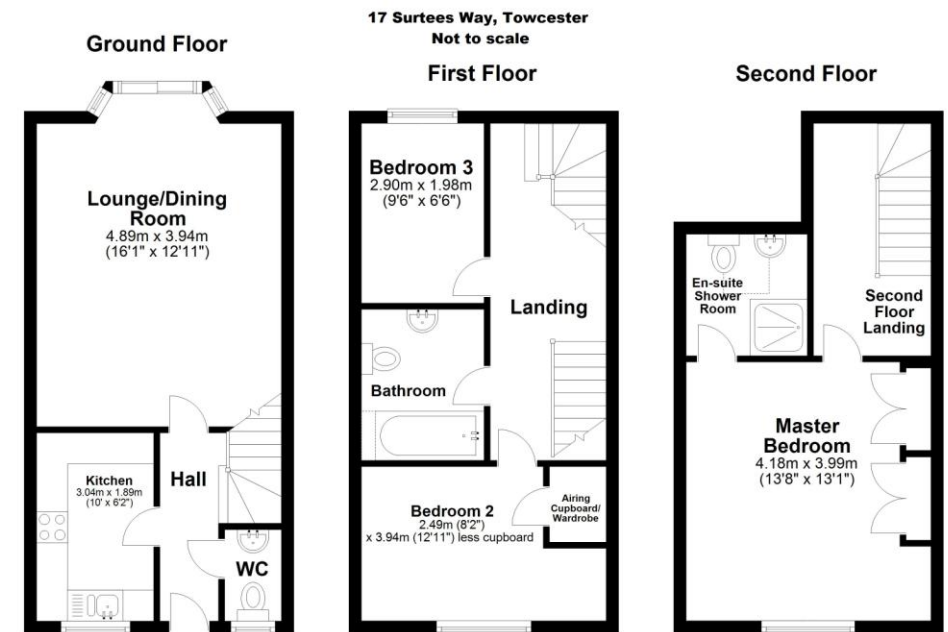
**ANTI-MONEY LAUNDERING:** To comply with anti-money laundering regulations, Bartram & Co have to be satisfied as to the identity, residency status and right to reside of all tenants. Failure to provide the requested documentation will affect your ability to rent the property.

**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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