



6 Beddoes Close, Wootton, Northampton, NN4 6BT

Offered for rent this beautifully presented, three bedroom detached house in the popular area of Wootton Fields. The property comprises entrance hall, downstairs WC, separate utility room and hallway, spacious living room and doorway into a beautifully extended modern kitchen / dining area with Bi folding doors which lead out to a fully enclosed rear garden. Upstairs there are two double bedrooms and a good sized single. The master bedroom has fitted wardrobes and an En-suite shower. Family Bathroom, Further benefits are double glazed windows and gas central heating, Driveway for two cars. This property is offered unfurnished and available from 30th April 2024. EPC band C. Council Tax Band D

- *Three Bed Detached**
- *Extended Kitchen Diner**
- *Downstairs WC**
- *Family Bathroom**

- *Living Room**
- *Separate Utility**
- *Master With Ensuite**
- *Double Glazed**

To Let Monthly Rental Of £1,400

We have already asked you lots of questions about your personal circumstances prior to you viewing the property, so we already have a good idea if you will be a suitable Tenant. All applicants who are going to be paying towards the rent will have to undergo a full reference check

The Reference check will consist of a full credit check, Employer's or Accountant reference (if self- employed) current Landlord reference, right to rent checks and a check that you are registered on the electoral role. There is NO charge for this.

If you require a guarantor to support your application, they will also have to undergo a full reference check.

If you do not have a guarantor and have a poor credit history, we may ask for additional financial assurances. We may ask that you pay an additional amount of rent in advance.

The standard requirement before move-in is one month's rent payable in advance at least 48 hours before the tenancy is due to commence & a damage deposit equivalent to one month's rent plus £100 (capped at a maximum of 5 weeks rent).



Paying rent, utility bills & communication bills.

You will be legally bound to pay the agreed rent on the day that its due as per the tenancy agreement. You will be responsible for paying for all utilities & communication services connected to the property during your tenancy (Gas/electric/water/council tax/broadband/telephone/satellite TV) unless it has been agreed that bills are included in the rent.

You will be required to provide the utility suppliers with meter readings when you move in and ensure that you are registered as the bill payer. You are also responsible for providing closing readings at the end of your tenancy and you should provide the suppliers with your forwarding address.

We will be happy to make recommendations to you for suppliers that may be able to save you money during your tenancy.

Damage deposit & Keeping pets in the property.



Each tenancy is subject to a damage deposit capped at 5 weeks rent for all rents up to £50,000 per annum. You may also use a deposit replacement scheme if this is permitted by your landlord.

You may only keep a pet in the property if the Landlord has given your permission. No additional deposit will be charged for pets to be kept in the property, but the Landlord may charge **a slightly higher rent that will be capped at £25 additional rent per month.** ****There is currently no legislation that landlords must accept pets in their property****

ALL damage deposits paid on an assured shorthold tenancy will be registered with a government approved scheme. Damage deposits are refundable at the end of the tenancy subject to a satisfactory check out. Any deductions that are proposed from the damage deposit will have to be agreed with you before any funds can be taken.

We will issue you with a basic schedule of condition and inventory of the property at the start of your tenancy which is normally a video of the property. This will be referred to when we complete the final checkout inspection of the property at the end of your tenancy. Any damages or dilapidations above fair wear & tear may be deducted from your damage deposit in line with legislation.

You may want to consider taking out an additional insurance policy to protect the Landlords property against any accidental damage during your tenancy. This is called "Tenants liability insurance". If you accidentally burn the kitchen work surface by placing a hot pan on it, you can claim on your insurance rather than being charged from your damage deposit. We will be happy to give you details of a provider if you chose to take out insurance.

Late payment of rent

If your rent is 14 days or more overdue you will be charged daily interest on the unpaid amount of **3% above the Bank of England base rate.** For example, if your rent is due on the 1st of the month and you do not make payment until the 18th day of the month, you will be charged interest for 3 days.

Loss of keys or security fobs

If you lose keys to the property or a security entry fob you will be charged the cost of a replacement. When you move in, we will give you ONE set of keys to the property. If we have more than one set available, we will be happy to give you another set. If you require more keys, you will have to arrange for these to be cut at your own expense.

Changes to the tenancy agreement

We will make a charge of £50 for each amendment that you request be made to the tenancy agreement. This could include adding an additional tenant onto the agreement or an amendment allowing you to keep pets in the property.

Ending your tenancy early

It costs your landlord money every time we find Tenants for the property. If you terminate your tenancy at any point prior to the end of the fixed term, you will be charged the early termination fee. The amount you will pay will depend on how long of the fixed term is remaining and how much it will cost for the Landlord to find a replacement Tenant. For example, if you decide you want to leave after three months into a 12- month tenancy agreement you may be liable to pay a considerable amount of rent to the Landlord as legally you are responsible to pay the rent until the end of the fixed term of tenancy.

A fee may not be charged at all in some cases. If a fee is charged, it must be justified and reasonable. The following factors will be taken in-to account:

- **How long is the remaining fixed term of the Tenancy agreement & how much rent is due.**
- **The cost of advertising the property & sourcing replacement tenants**

We hold full Client Money Protection Insurance & we are members of the Property Redress Scheme & the UK Association of Letting Agents.

Non assured shorthold tenancy applications (Company Lets) are still subject to admin fees and references fees of £350 inclusive of VAT per application.

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Energy Performance Certificate

6, Beddoes Close, Wootton, NORTHAMPTON, NN4 6BT

Dwelling type: Detached house
Date of assessment: 17 July 2020
Date of certificate: 19 July 2020

Reference number: 0824-2873-7236-2390-5521
Type of assessment: RdSAP, existing dwelling
Total floor area: 109 m²

Use this document to:

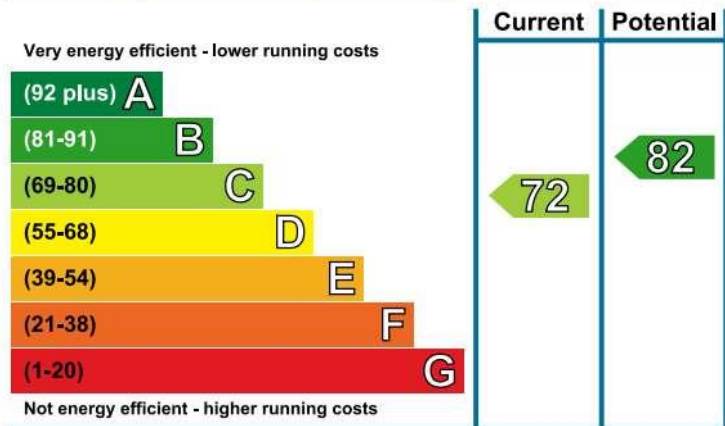
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,406
Over 3 years you could save	£ 150

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	
Heating	£ 1,710 over 3 years	£ 1,731 over 3 years	
Hot Water	£ 438 over 3 years	£ 267 over 3 years	
Totals	£ 2,406	£ 2,256	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 156
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,026

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.