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## Lincoln Way, Daventry, NN11 4SU

£750 - Monthly Terraced



Department: Lettings

Unfurnished





## Property Summary

Available for occupancy in August is this Davis Pad property, located within the popular Stefan Hill area.

## Lettings Information

**Available From:** 28 August 2025

**Let Type:** Long Term

## Features & Utilities

- ✓ Quiet Cul-De-Sac location
- ✓ Modern Kitchen with Appliances
- ✓ One Bedroom
- ✓ Bathroom with Shower
- ✓ Electric Heating
- ✓ Garden
- ✓ Parking

# Property Overview

Located in a peaceful cul-de-sac in the sought-after Stefan Hill area, this well-presented one-bedroom house offers stylish and comfortable living across two levels. The property features an entrance hall, a modern bathroom with shower over bath, and a recently fitted kitchen complete with appliances. The bright and airy living room opens directly onto the rear garden via patio doors. Upstairs, a mezzanine-style bedroom adds character and space to this unique home. Further benefits include garden and a driveway. EPC Rating: E. Council Tax Band: A

**KITCHEN 3.28m x 3.23m (10'9" x 10'7")**

**LOUNGE 3.23m x 2.13m (10'7" x 7')**

**BEDROOM 3.23m x 3.23m (10'7" x 10'7")**

## MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Deposit – £865.38

Council Tax – Band A

EPC Rating – E

Electricity Supply – Mains

Gas Supply – No Gas

Water Supply – Mains

Sewerage Supply – Ask Agent

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Electric Heating

Parking – Parking, Driveway

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

#### **FEE DETAILS**

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. This will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.

Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

#### **AGENTS NOTES**

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



## Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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