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# Rowallen Way, Daventry, NN11 9BS

£1,300 - Monthly Town House

3 2 2



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Department: Lettings

Unfurnished



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## Property Summary

A three bedroom three storey Town House with a single garage and off road parking.

## Lettings Information

**Available From:** 8 April 2025

**Let Type:** Long Term

## Features & Utilities

- ✓ Three Double Bedrooms
- ✓ Spacious Living Room
- ✓ Kitchen/Breakfast Room
- ✓ Utility Room
- ✓ Cloakroom
- ✓ Ensuite
- ✓ Single Garage
- ✓ Driveway

# Property Overview

A well presented three bedroom three storey end of terrace with a single. The accommodation comprises entrance hall, dining room, kitchen/breakfast room, utility room and downstairs cloakroom. On the first floor there is a spacious living room, bedroom two with fitted wardrobes and the family bathroom. The second floor has the main bedroom with fitted wardrobes, ensuite, and bedroom three with fitted wardrobes. Outside there are front and rear gardens, single garage and off road parking. EPC Rating: C. Council Tax Band: D.

## ENTRANCE HALL

## DINING ROOM (12'6 X 9'0)

## KITCHEN/BREAKFAST ROOM (16'1 X 9'1)

## UTILITY ROOM ( 5'5 X 5'5)

## CLOAKROOM

## LIVING ROOM (11'4 X 9'0)

## BEDROOM ONE (13'3 X 10'9)

## ENSUITE (6'1 X 4'4)

## BEDROOM TWO (13'1 X 8'6)

## BEDROOM THREE (13'2 X 8'10)

## FAMILY BATHROOM (7'0 X 5'6)

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Landlord(s).

### 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

i Viewings by appointment only through Jackson Grundy ii 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 iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We 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.

### MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains- Anglian water

Sewage Supply – Mains- Anglian Water

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Central

Parking – Garage

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

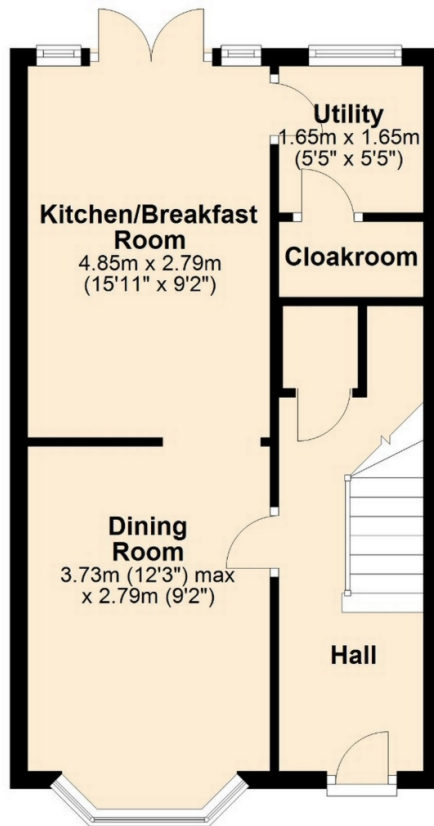
Property Construction – Brick

Outstanding Building Work/Approvals -Ask Agent

# Floorplan

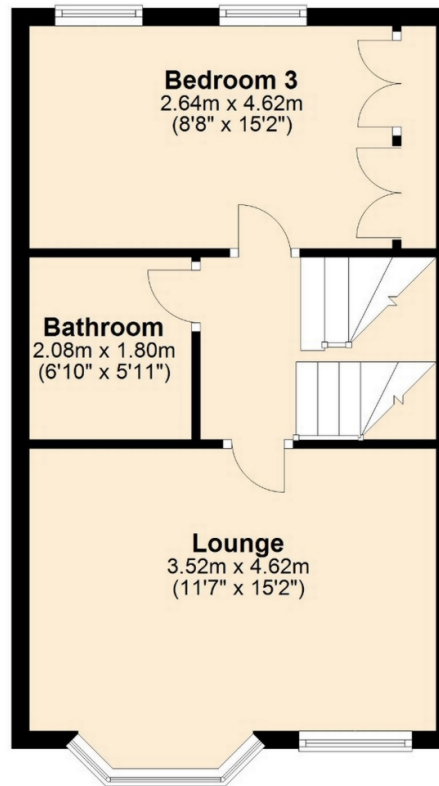
## Ground Floor

Approx. 36.7 sq. metres (394.5 sq. feet)



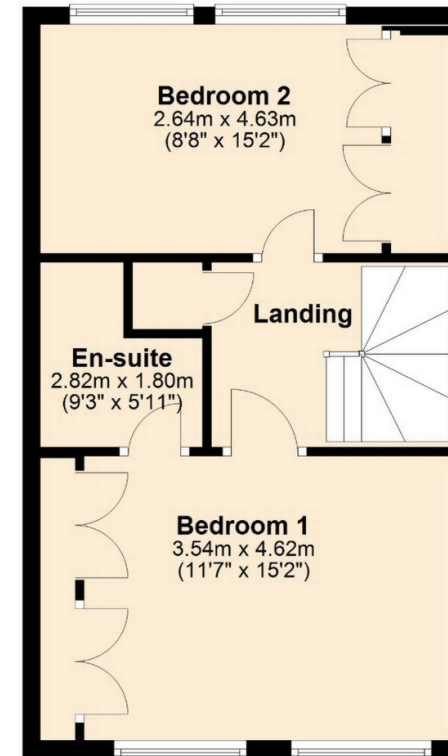
## First Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



## Second Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 111.2 sq. metres (1197.1 sq. feet)



# 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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