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Sales & Lettings

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**41 STEPSTALL HEIGHTS
BOUGHTON
NEWARK, NOTTINGHAMSHIRE
NG22 9HL**



£450.00 PCM EXCLUSIVE

VIEWING

By appointment through the letting agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Freehold

- Spacious Mid-Town House
- Three Bedrooms
- Gas Central Heating
- UPVC Double Glazed
- Gardens to the Front and Rear with Gated Access

This is a spacious mid-town house property located in the village of Boughton. With three bedrooms, bright and airy living space and gardens to the front and rear this will make a lovely home. With easy access to nearby shops there are further amenities available in nearby Ollerton. The location of this property allows commuters easy access to Nottingham, Newark and Mansfield but with the benefit of being located near to some beautiful countryside.

Entrance door into:

HALLWAY

With walk in cloak area leading to under stairs storage. There is a separate built in storage cupboard with radiator, ceiling light point, doorway to ground floor W.C.

W.C

With UPVC double glazed opaque window to the front, low flush W.C, wash hand basin.

LOUNGE

7'6" x 13'9" UPVC double glazed patio doors opening onto and overlooking rear garden, thermostatically controlled radiator, power points, ceiling light point.



DINING-ROOM/ FAMILY ROOM

9'0" x 11'6" Thermostatic controlled radiator, UPVC double glazed window overlooking rear garden, power points, ceiling light point, archway through to the lounge.

36 BENTINCK CLOSE, BOUGHTON, NEWARK, NOTTINGHAMSHIRE

KITCHEN

7'9" x 10'3" Comprising of wall and base units, single drainer stainless steel sink, wall mounted boiler, UPVC double glazed window to the front, space and plumbing for washing machine, space for fridge freezer, electric oven.



STAIRS TO FIRST FLOOR LANDING

UPVC double glazed window to the front, power point, radiator, two ceiling light point and access to roof space.

MASTER BEDROOM

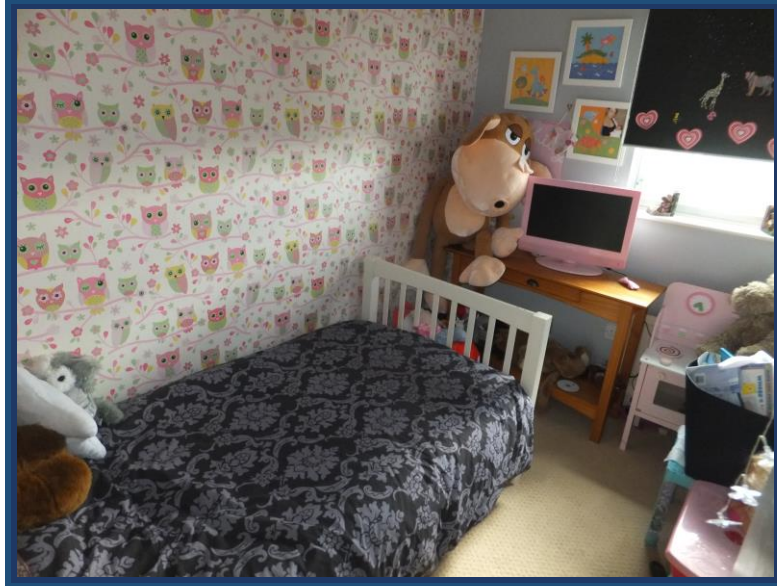
12'3" x 11'6" Very spacious light and airy room with UPVC double glazed windows to the front, thermostatically controlled radiator, power points, two ceiling light points.



36 BENTINCK CLOSE, BOUGHTON, NEWARK, NOTTINGHAMSHIRE

BEDROOM TWO

8'9" x 10'9" excluding wardrobe UPVC double glazed window to the rear, thermostatic radiator, power point, ceiling light point, built in walk in wardrobe.

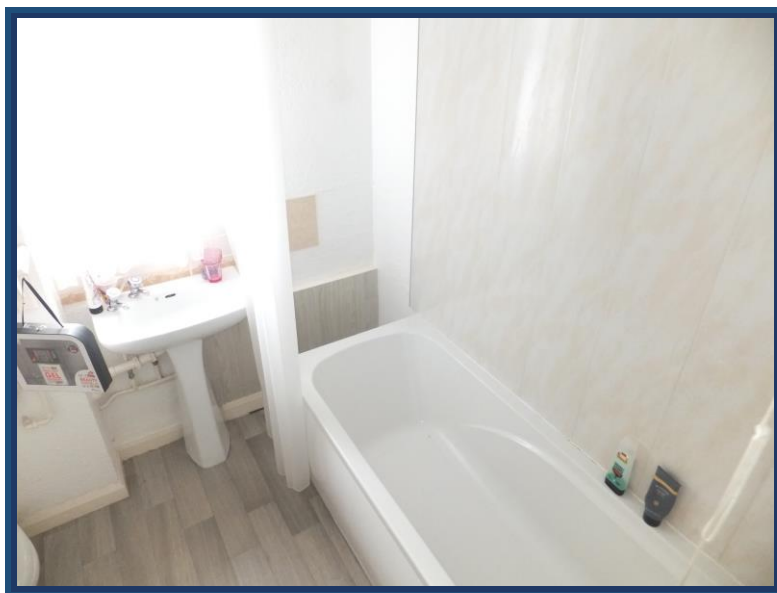


BEDROOM THREE

9'9" x 6'6" UPVC Double glazed window to the front, thermostatic controlled radiator, built in shelving unit, power point, ceiling light point.

BATHROOM

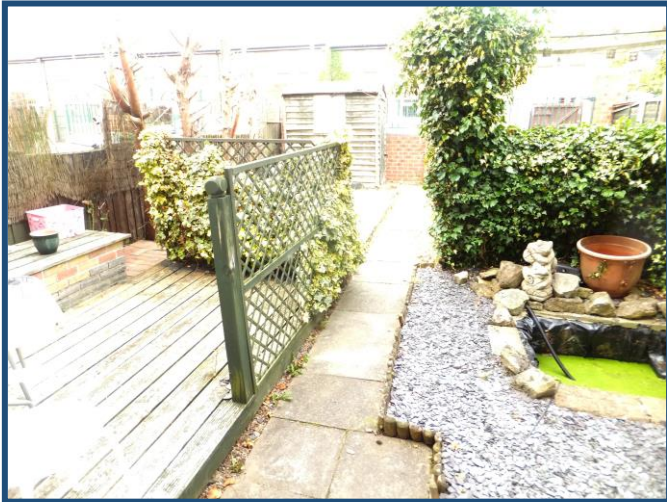
Three piece white suite comprising cast bath, wash hand basin, low flush WC with chrome fittings, a Mira Sprint electric shower over the bath, UPVC double glazed opaque window to the front, radiator, ceiling light point.



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OUTSIDE

Gated access to the front garden which is lawned and has a central pathway leading to a tiled canopy over the front entrance doorway to useful outside store. The rear garden has lawns, borders, built in storage cupboard, pathway leading to double wrought iron gates opening to rear drive.

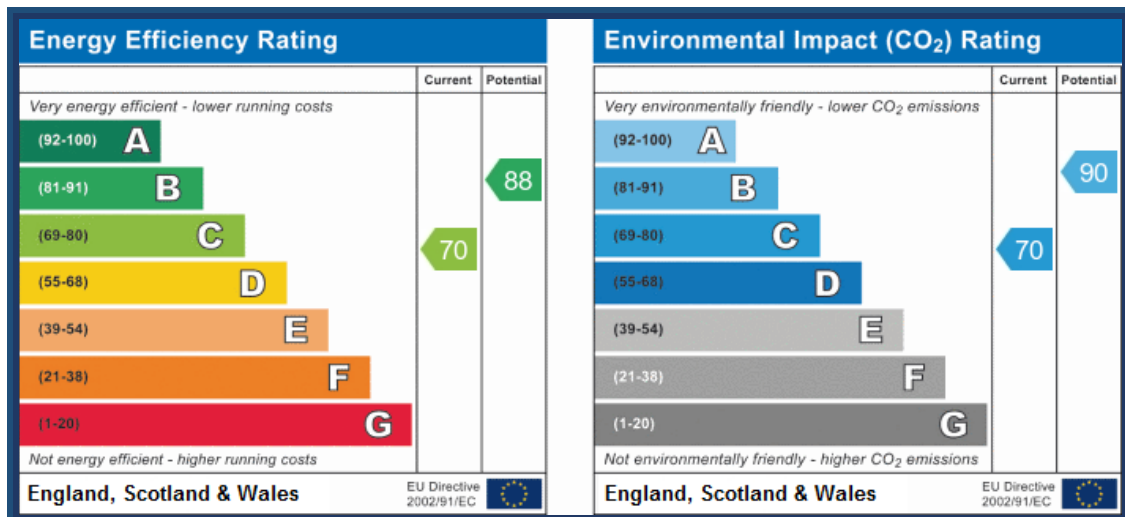


ADDITIONAL INFORMATION

Fees would be payable on application of this property and a deposit payable, details of which are available upon request and should be clarified before viewing.

Council Tax Band: A

Local Authority: Newark and Sherwood District Council



36 BENTINCK CLOSE, BOUGHTON, NEWARK, NOTTINGHAMSHIRE

AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.

TENANCY INFORMATION AND COSTS

APPLICATION

All prospective Tenants have references taken upon them and there is a fee of £200 per property for one applicant and £100 per additional applicant, which is not refundable under any circumstances. Should a guarantor be required for any reason, an additional non-refundable £100 will be payable. This fee also acts as a holding deposit as we don't accept multiple applications and work on a first come first served basis.

TENANCY AGREEMENT

The property will be available on an Assured Shorthold Tenancy for an initial period of six months. This may be extended after this period subject to approval from the landlord. You must be at least 18 years old in order to enter into an Assured Shorthold Tenancy.

The costs for preparing the legal tenancy agreement will be £102.00 which should be paid in advance and becomes non-refundable once the tenancy agreement has been prepared.

THE APPLICATION AND TENANCY AGREEMENT FEE ARE BOTH PAYABLE UPON APPLICATION. (TOTTALLING TO £302.00 FOR ONE APPLICANT OR £402.00 BASED ON TWO APPLICANTS SHARING).

RENT

The rent on all our properties is payable in advance. Therefore, you will be required to pay a month's rent in advance on commencement of the tenancy. Rent is paid monthly with the due date being the same date within the month that your tenancy commences.

DAMAGE DEPOSIT

The Tenant will be expected to pay a deposit equivalent to a month's rent PLUS £100 with a minimum deposit of £500.00. i.e. if the rent on the property is £375 pcm then the deposit will be £500 or if the rent on the property is £500.00 then the deposit will be £600.00. Deposit amounts can, on occasion, vary due to the size of the property, its furnishings or the number of tenants applying so please clarify the deposit amount on the property you are enquiring about. Where Landlords do accept pets, then a pet deposit of £100 may be required.

The damage deposit, and any pet deposit taken, is returned at the end of the tenancy but may be subject to deductions for any damage to decorations, fixtures and fittings or any outstanding charges.

TYPICAL COSTS FOR TWO PEOPLE MOVING INTO A PROPERTY

Application Fee based on two applicants	£ 300.00
Tenancy Agreement	£ 102.00
First Months Rent in Advance	£ 500.00
Damage Deposit	<u>£ 600.00</u>
TOTAL	<u>£1,502.00</u>

PROVIDING THE APPLICATION COMES BACK ACCEPTABLE, WE WOULD THEN REQUIRE PAYMENT OF THE FIRST MONTH'S RENT AND DAMAGE DEPOSIT (PLUS PET DEPOSIT IF APPLICABLE). THIS NEEDS TO BE PAID AT LEAST FIVE WORKING DAYS PRIOR TO THE START OF THE TENANCY.

If you require any additional information then please don't hesitate to ask.