

SIMPLE LIFE

GO GET  
YOUR DREAM  
HOME

# EDMUND PLACE

DONCASTER  
DN5 7ZA



This is the Simple Life.



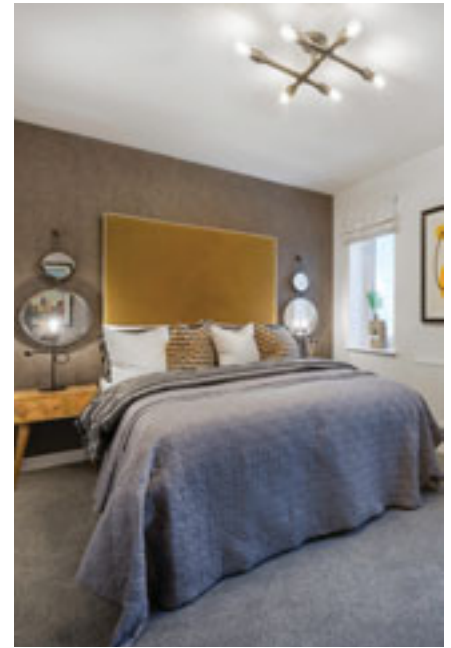
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# EDMUND PLACE

WELCOME TO EDMUND PLACE, A BEAUTIFUL COLLECTION OF 2, 3 & 4 BEDROOM HOMES EXCLUSIVELY TO RENT.



## LOCATION INFORMATION

Located in Doncaster, this development is nearby to the lively high streets and has a lot to offer for new residents moving to the area. Frenchgate and Waterdale shopping centres are a short 15-minute drive away and the development is nearby to multiple supermarkets.

For those commuting, Bentley train station is less than a mile away, offering routes to Doncaster and Wakefield town centres, further connecting you to all major cities in the UK. For those who drive, the location is a few minutes from

the A1(M), providing access to key motorways connecting you to larger towns and cities.

Edmund Place offers a large range of primary and secondary schools for those moving to the area with young ones.

The development offers green space a short walk away from home with Bentley Park and greater walking routes.

To access the development, please use postcode DN5 7ZA (off Jossey Lane).

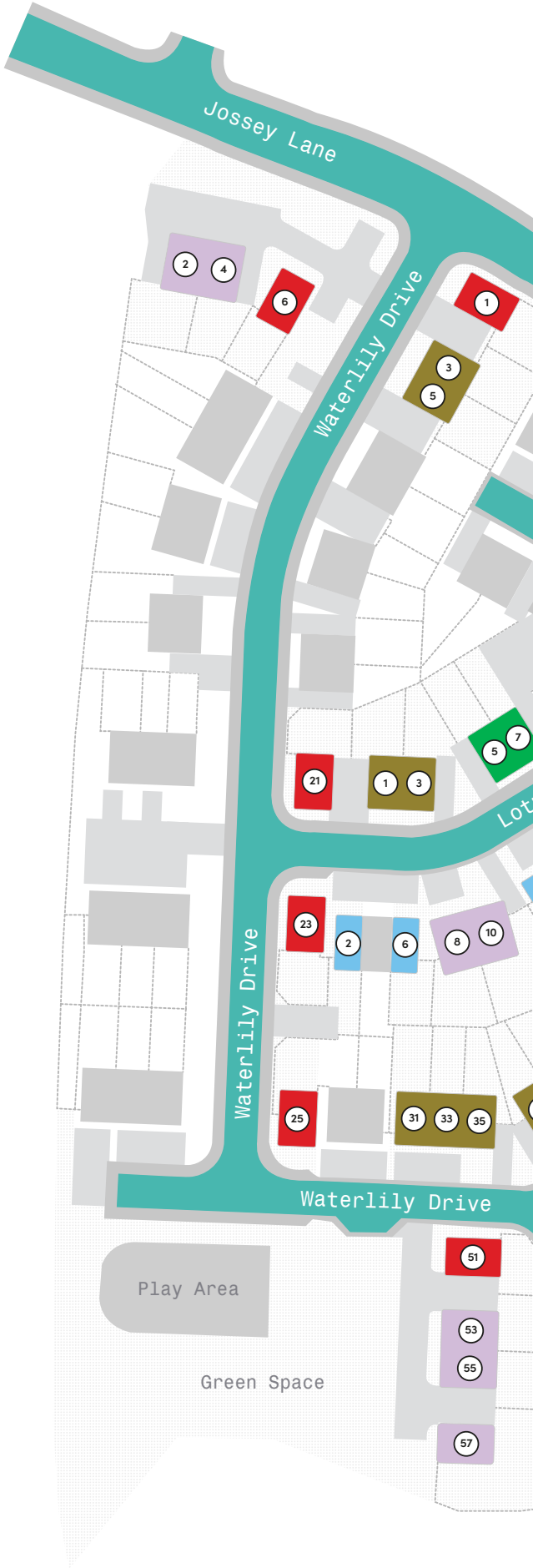


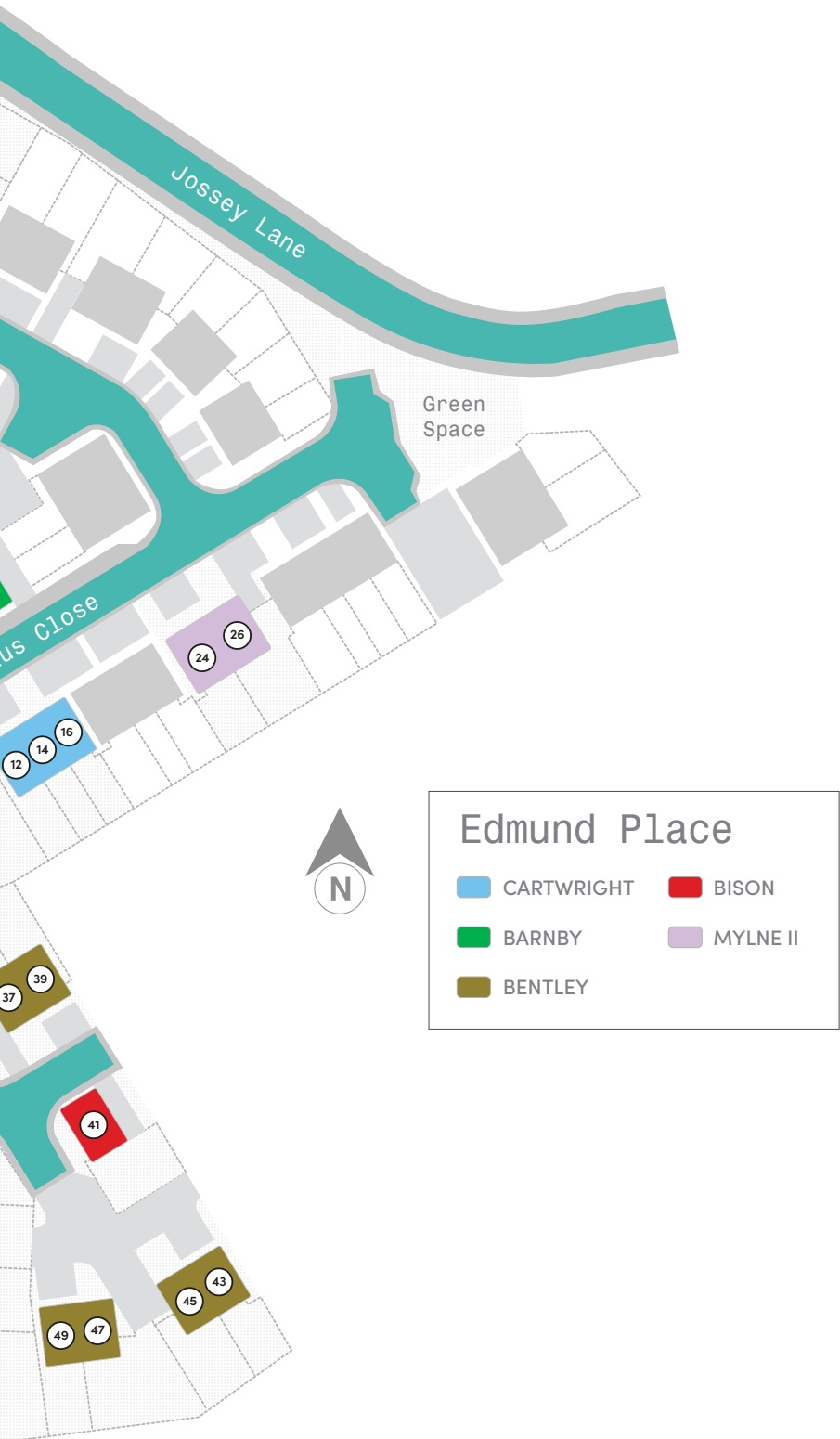


# EDMUND PLACE LOCATION MAP



# EDMUND PLACE SITE MAP





**Edmund Place**

CARTWRIGHT	BISON
BARNBY	MYLNE II
BENTLEY	

EXCLUSIVELY TO RENT



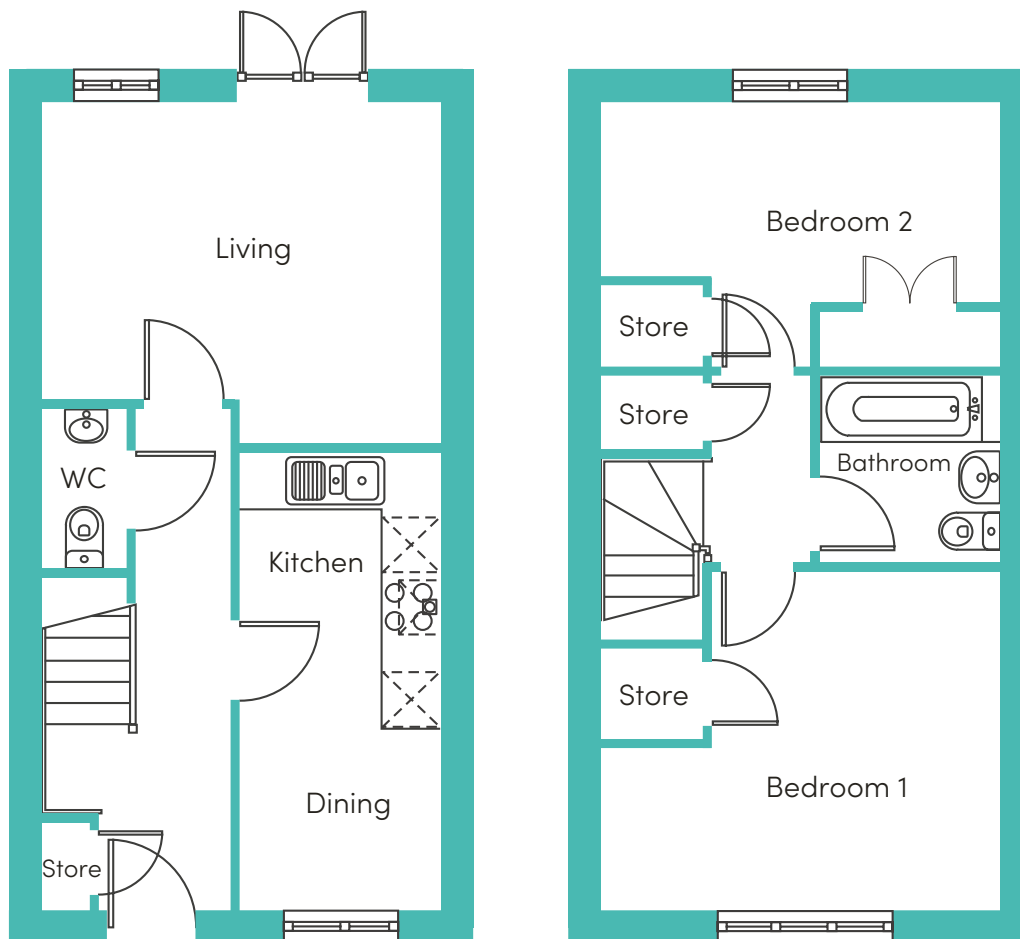
CARTWRIGHT

 SIMPLE LIFE *2 bedroom home*



Images for demonstrational purposes only. Spec and decor may differ.





- 2 bedrooms
- 1 bathroom
- Downstairs WC
- Security alarm
- Outside tap
- Laminate flooring to the downstairs
- Carpets to the stairs and bedrooms
- Contemporary neutral bathroom suites
- Modern appliances and white goods included - fridge freezer, washing/drying machine, dishwasher, integrated oven and hob
- Blinds to the front of the property and to all bedrooms
- Fitted wardrobe in the second bedroom
- White internal doors
- Stylish kitchen units and worktops
- Patio and garden
- Car parking
- All properties internally wired to connect to phone, internet, and TV providers\*

\*Please be aware it's the resident's responsibility to sort with their chosen supplier and aerials are not provided by the landlord.

## GROUND FLOOR

Kitchen/Dining  
2.15 x 4.87m (7'1" x 16'0")

Living  
4.26 x 3.66m (14'0" x 12'0")†

## FIRST FLOOR

Bedroom 1  
4.26 x 3.60m (14'0" x 11'10")†

Bedroom 2  
4.26 x 2.85m (14'0" x 9'4")†

Bathroom  
1.97 x 2.00m (6'6" x 6'7")

These measurements may vary slightly by plot. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. While every effort has been made to ensure that the information is correct, it is designed specifically as a guide and we reserve the right to amend the specifications as necessary and without notice. Window and door size and positions may vary by plot. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Images are indicative only. † Denotes longest measurement taken and < Denotes smallest measurement taken. \* Denotes general measures taken.

EXCLUSIVELY TO RENT

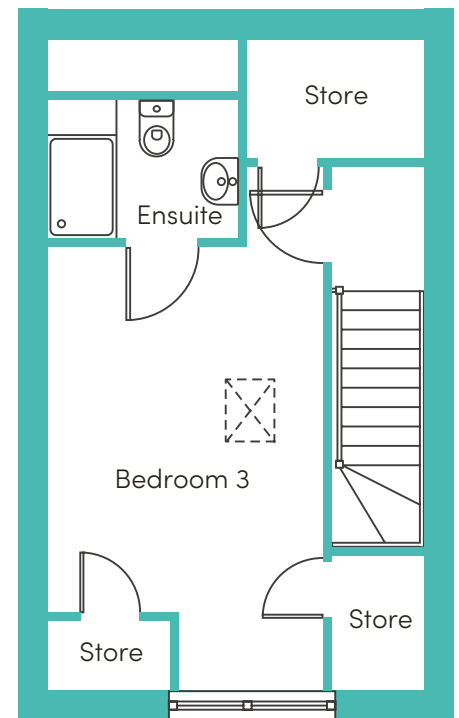
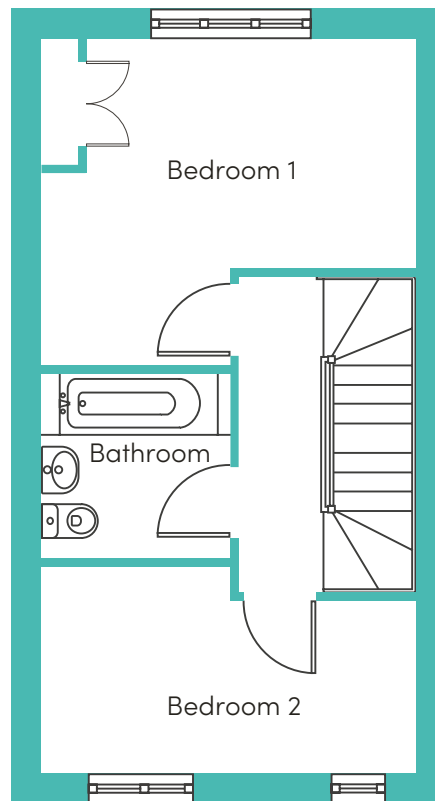
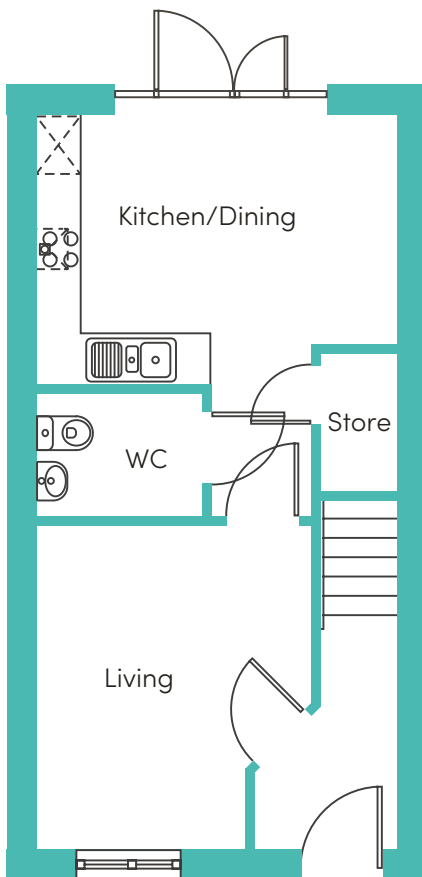


BARNBY

 SIMPLE LIFE *3 bedroom home*



Images for demonstrational purposes only. Spec and decor may differ.



- 3 bedrooms
- 2 bathrooms
- Downstairs WC
- Security alarm
- Outside tap
- Laminate flooring to the downstairs
- Carpets to the stairs and bedrooms
- Contemporary neutral bathroom suites
- Modern appliances and white goods included - fridge freezer, washing/drying machine, dishwasher, integrated oven and hob
- Blinds to the front of the property and to all bedrooms
- Fitted wardrobe in bedroom 1
- White internal doors
- Stylish kitchen units and worktops
- Patio and garden
- Car parking
- All properties internally wired to connect to phone, internet, and TV providers\*

\*Please be aware it's the resident's responsibility to sort with their chosen supplier and aerials are not provided by the landlord.

## GROUND FLOOR

Kitchen/Dining  
4.40 x 3.15m (14'5" x 10'4")†

Living  
3.32 x 3.78m (10'11" x 12'5")†

## FIRST FLOOR

Bedroom 1  
4.40 x 3.82m (14'5" x 12'7")†

Bedroom 2  
4.40 x 2.42m (14'5" x 7'9")†

Bathroom  
2.23 x 2.17m (7'4" x 7'2")

## SECOND FLOOR

Bedroom 3  
3.22 x 5.09m (10'7" x 16'9")

Ensuite  
2.24 x 1.64m (7'5" x 5'5")

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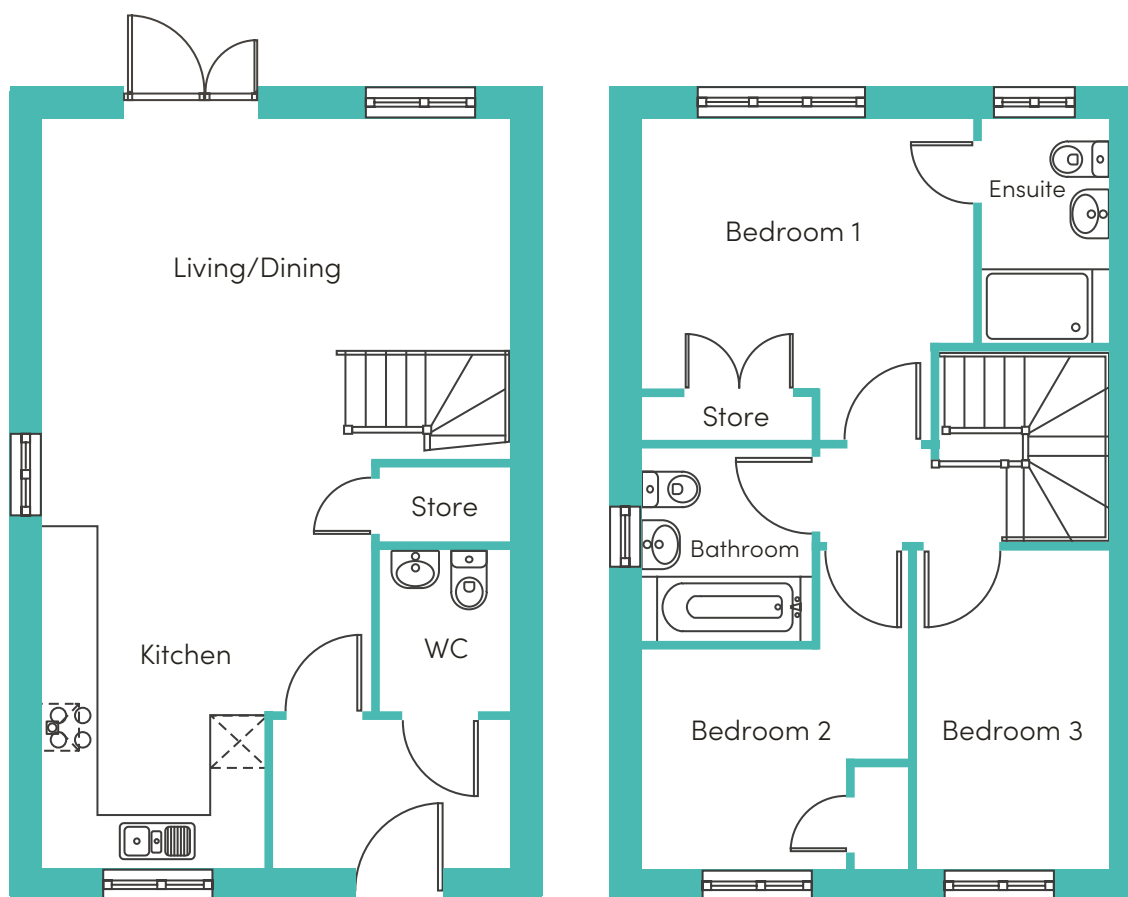


BENTLEY

 SIMPLE LIFE *3 bedroom home*



Images for demonstrational purposes only. Spec and decor may differ.



- 3 bedrooms
- 2 bathrooms
- Downstairs WC
- Security alarm
- Outside tap
- Laminate flooring to the downstairs
- Carpets to the stairs and bedrooms
- Contemporary neutral bathroom suites
- Modern appliances and white goods included – fridge freezer, washing/drying machine, dishwasher, integrated oven and hob
- Blinds to the front of the property and to all bedrooms
- Fitted wardrobe in the main bedroom
- White internal doors
- Stylish kitchen units and worktops
- Patio and garden
- Car parking
- All properties internally wired to connect to phone, internet, and TV providers\*

\*Please be aware it's the resident's responsibility to sort with their chosen supplier and aeriels are not provided by the landlord.

## GROUND FLOOR

Kitchen/Dining/Living  
5.24 x 8.39m (17'2" x 27'6")†

## FIRST FLOOR

Bedroom 1  
3.72 x 3.60m (12'3" x 11'10")†

Ensuite  
1.60 x 2.53m (5'3" x 8'4")

Bedroom 2  
3.01 x 2.48m (9'11" x 8'2")†

Bedroom 3  
2.15 x 3.57m (7'10" x 11'9")

Bathroom  
1.90x 2.16m (6'3" x 7'10")



EXCLUSIVELY TO RENT

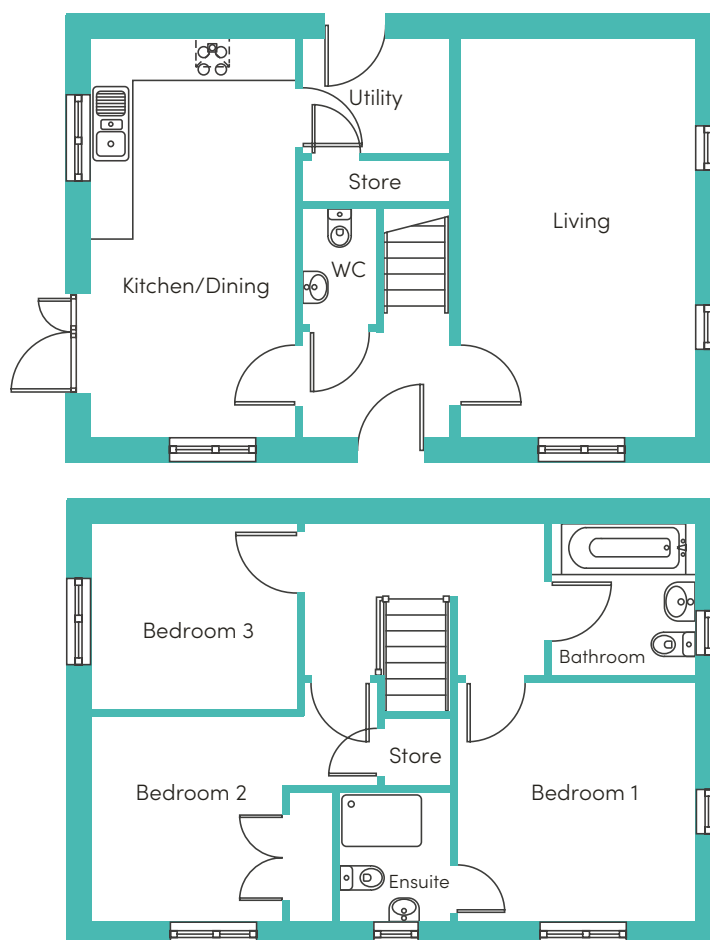


BISON

 SIMPLE LIFE *3 bedroom home*



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- 3 bedrooms
- 2 bathrooms
- Downstairs WC
- Security alarm
- Outside tap
- Laminate flooring to the downstairs
- Carpets to the stairs and bedrooms
- Contemporary neutral bathroom suites
- Modern appliances and white goods included - fridge freezer, washing/drying machine, dishwasher, integrated oven and hob
- Blinds to the front of the property and to all bedrooms
- Fitted wardrobe in the second bedroom
- White internal doors
- Stylish kitchen units and worktops
- Patio and garden
- Car parking
- All properties internally wired to connect to phone, internet, and TV providers\*

\*Please be aware it's the resident's responsibility to sort with their chosen supplier and aerials are not provided by the landlord.

## GROUND FLOOR

Kitchen/Dining  
2.94 x 5.68m (9'8" x 18'8")

Living  
3.38 x 5.68m (11'1" x 18'8")

## FIRST FLOOR

Bedroom 1  
3.42 x 3.42m (11'3" x 11'3")

Ensuite  
1.60 x 1.86m (5'3" x 6'1")

Bedroom 2  
3.46 x 3.97m (11'4" x 13'1")†

Bedroom 3  
2.95 x 2.65m (9'8" x 8'9")

Bathroom  
2.08 x 2.18m (6'10" x 7'2")

EXCLUSIVELY TO RENT



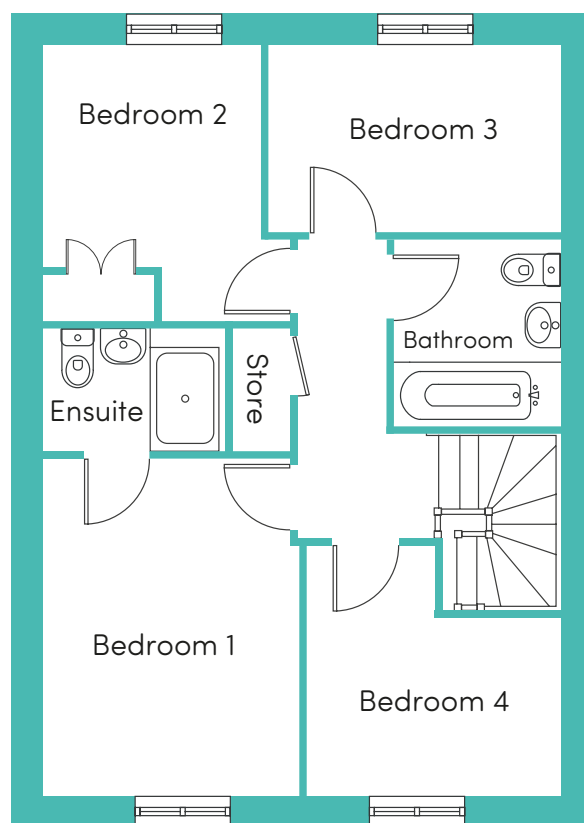
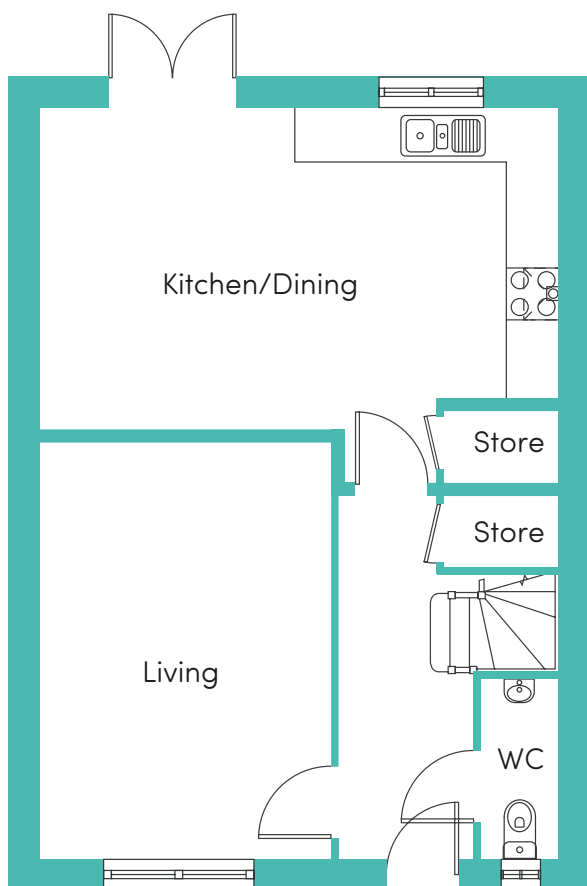
MYLNE II

 SIMPLE LIFE *4 bedroom home*



Images for demonstrational purposes only. Spec and decor may differ.





- 4 bedrooms
- 2 bathrooms
- Security alarm
- Outside tap
- Laminate flooring to the downstairs
- Carpets to the stairs and bedrooms
- Contemporary neutral bathroom suite
- Modern appliances and white goods included – fridge freezer, washing/drying machine, dishwasher, integrated oven and hob
- Blinds to the front of the property and to all bedrooms
- Fitted wardrobe in second bedroom
- French doors
- White internal doors
- Stylish kitchen units and worktops
- Patio and garden
- All properties internally wired to connect to phone, internet, and TV providers\*

\*Please be aware it's the resident's responsibility to sort with their chosen supplier and aerials are not provided by the landlord.

## GROUND FLOOR

Kitchen/Dining  
6.09 x 4.42m (20'0" x 14'6")†

Living  
3.43 x 4.88m (11'3" x 16'0")

## FIRST FLOOR

Bedroom 1  
2.99 x 3.97m (9'10" x 13'0")†

Ensuite  
2.15 x 1.42m (7'1" x 4'8")

Bedroom 2  
2.63 x 3.32m (8'8" x 10'11")<

Bedroom 3  
3.47 x 2.22m x (11'5" x 7'4")

Bedroom 4  
3.03 x 2.96m x (10'0" x 9'9")†

Bathroom  
2.01 x 2.12m x (6'7" x 7'0")

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† Denotes some longest measurements taken. < Denotes some shortest measurements taken. \* Denotes some general measurements taken.

# TESTIMONIALS

“

"We've rented numerous times before, but Simple Life raises the bar in every way. We couldn't imagine living anywhere else. We'd never consider renting from anyone else now. If we ever wanted to move; we'd go to another Simple Life home in a heartbeat"

”

Lynn-Marie and Ben,  
Simple Life customers





# OUR FEES

## Permitted Payments under a Simple Life Assured Shorthold

In addition to your Rent, you may be expected to pay any or all of the below before, during, and after your tenancy in line with your Assured Shorthold Tenancy agreement and government legislation:

### Criteria for Application

All applications are based on minimum household affordability of 30 x the monthly rent payment. If the applicant has historic or current credit issues such as CCJs, IVAs, Bankruptcy then these must be disclosed to the letting agent before a holding deposit is paid so they can establish whether you are likely to be accepted for tenancy.

All applicants are referenced through Let Alliance against a criteria agreed with the Landlord and will include proof of identification, proof of residence, credit check, Right to Rent check and proof of income, passing a reference does not constitute acceptance for tenancy and the Landlord can decline an applicant without reason. All offers to tenancy are made Subject to Contract.

Fee Type	Details	Date Payable	Amount
<b>Refundable Holding Deposit</b>	A holding deposit will be required in order to secure the property. By paying this holding deposit you give your consent for this said holding deposit to be held on account until your first month's rent becomes due. (Typically within 90 days). The holding deposit will be paid towards your first month's rent.	The holding deposit will be collected by Simple Life as soon as you have completed the referencing application form at which point the property will be removed from the market.	Equivalent to one week's rent rounded down to the nearest £10. e.g if your rent is £750 pcm then the holding deposit will be £170.
<p>Simple Life may retain a proportion of your holding deposit if:*</p> <ul style="list-style-type: none"> <li>· You provide misleading information on your application form</li> <li>· You fail a Right to Rent Check</li> <li>· You change your mind about the property and withdraw your application</li> <li>· You have failed to take reasonable steps to enter into the tenancy</li> </ul> <p>The following amounts will be deducted from your holding deposit should your application not progress to the next stage:</p> <ul style="list-style-type: none"> <li>· £50.00+VAT per property</li> <li>· £25.00+VAT per applicant and/or guarantor</li> </ul> <p>You will be refunded the remaining amount of your holding deposit once the above costs have been deducted.</p>			
<b>Refundable Tenancy Deposit</b>	This is your Security Deposit. Your Deposit will be registered with the Tenancy Deposit Scheme or Safe Deposit Scotland for the duration of your tenancy.	The Simple Life Team will contact you to advise when all payments are required.	Equivalent to 5 week's rent.
<b>First Month's Rent</b>	Your first month's rent is due in advance.	The Simple Life Team will contact you to advise when all payments are required.	1 month's rent (less any holding deposit that has been collected).

Residents may also be charged the following fees for services provided during the tenancy:

Fee Type	Details	Date Payable	Amount
<b>Default Fee</b>	A payment that is required in the event of a default by the resident: • Lost key • Lost security device giving access to the housing.	Payable on request by the Simple Life Team	A reasonable cost that has been incurred by the Landlord.
<b>Late Payment Fee</b>	Fee will be added to the resident's account when rent falls overdue (by 14 days or more).	Payable when rent falls overdue.	Any fee charged must be no more than 3% above the Bank of England Base Rate (this is only applicable to the late payment fee not a Default Fee).
<b>Variation of Tenancy Fee</b>	Payments on assignment, variation or novation of a tenancy at the resident's request.	Payable on request by the Simple Life Team following resident request.	Capped at £50 or the reasonable costs incurred if greater.
<b>Early Termination Fee</b>	Payments in respect of early termination of a tenancy agreement at the resident's request.	Payable on request by the Simple Life Team following the resident request.	Capped at Simple Life's loss of rent.

Any payment is inclusive of VAT. Unless stated otherwise, all payments are non-refundable.

Residents may be expected to pay additional amounts for services incurred during your tenancy such as: Council Tax, Energy and Utilities, Television Licences, Phone and Internet services. These are not included with your rent or payments to Simple Life. It is the responsibility of the resident to arrange for payment for these services where applicable.

\*Not applicable for properties in Scotland.

Accurate as of July 2023.

# COMMUNITIES

A house is not just a home, but also where you put down roots and establish yourself in a community of neighbours and friends. At Simple Life we feel it is just as important to have a sense of place within your street as it is to enjoy your internal space. As such, we help to organise community events throughout the year across our developments, bringing the neighbourhood together.

From Easter Egg Hunts to funding support for local schools, Simple Life aims to enhance and expand engagement projects and establish each new development as a hub for residents to **Settle for More**.



# ABOUT US

Simple Life customers are offered the remarkable opportunity to rent a brand new quality home from a professional and reliable landlord. We take pride in our homes and the communities we create, so we ensure that your home is kept in excellent working order and to high standards throughout the duration of your tenancy.

When it comes to quality rental properties, we recognise that many private landlords may struggle to offer the level of service that you deserve as a customer, and we want to change that!

From cleverly integrated appliances to cosy carpets, we've thought of every little detail in your Simple Life home. And because our neighbourhoods are designed to add character and complement their surroundings perfectly, we build properties in both render and brick to create a harmonious mix – so your home will be as individual as you are.

Being part of the Simple Life family means you'll soon be living in the heart of a friendly and like-minded community, with everything you need right on your doorstep. So you'll find handy transport links nearby, and great schools, shops and amenities just minutes away.

With thousands of properties now built across the UK, Simple Life will make you feel right at home, wherever that may be.

# OUR SPEC

Simple Life homes are built with modern interiors and finishing touches. These images are representative of our standard specification, however spec and decor can differ on a development, property and plot basis. For plot specific interior information, please contact us.





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GO GET IT.

**E:** [hello@simplelifehomes.com](mailto:hello@simplelifehomes.com)

**T:** 0345 646 0165

[www.simplelifehomes.co.uk](http://www.simplelifehomes.co.uk)