

9 Banktop

Chillingham, Northumberland, NE66 5NG



Fully modernised Grade II period home in a
spectacular rural setting

AVAILABLE IMMEDIATELY

TO LET

Rent: £1,600 per calendar month



9 Banktop, Chillingham, Northumberland

Wooler 6 miles | Belford 7 miles | Alnwick 14 miles | Newcastle 45 miles (Distances Approximate)



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THE PROPERTY

Located in the historic village of Chillingham, 9 Banktop comprises a very attractive, stone-built, period house enjoying beautiful views over the surrounding countryside. The Grade II listed property has been extensively refurbished to a high standard throughout and benefits from new windows, kitchen, sanitary fittings, floor coverings and decorations. The internal layout of the property includes a utility room, cloakroom, plant/boot room, dining kitchen, bathroom and living room on the ground floor with a master bedroom, two further bedrooms and a shower room on the first floor. Externally the property benefits from a lawned garden, enclosed courtyard and a parking area.

THE LOCAL AREA

Chillingham Village, home to an impressive medieval castle, offers a peaceful rural setting, conveniently located to explore the many highlights of Northumberland, including the Cheviot Hills and stunning coastline. The neighboring village of Chatton provides local amenities, with a wider range of shops, schools and leisure facilities to be found in the market towns of Wooler and Alnwick. The nearby A1 trunk road leads north to Scotland and south to Newcastle, with railway stations at Alnmouth and Berwick offering regular links to Newcastle, Edinburgh and London.

SERVICES

- Mains electricity.
- Private shared water supply.
- Heating from an oil-fired system.
- Foul drainage to a private shared system.

LOCAL AUTHORITY & COUNCIL TAX

Northumberland County Council
Council Tax - Band D

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

LOCATION

Postcode: NE66 5NG

What3Words reference : [///mape.invoices.ballroom](https://www.what3words.com/lookup/mape/invoices/ballroom)

TENANCY TERMS

The property is to be let unfurnished on an Assured Short-hold Tenancy (AST) on the following terms:

- Initial term of 6 months.
- Rent payable in advance by standing order.
- Pets only considered with prior permission.
- No smoking policy.

SECURITY DEPOSIT

A Security Deposit equal to 5 week's rent (£1,846) will be payable to the Agent prior to the commencement of the tenancy. The deposit will be registered under the Tenancy Deposit Scheme (TDS) Custodial Scheme and returned at the termination of the tenancy, subject to all tenancy obligations having been met.

VIEWINGS & APPLICATION PROCESS

Viewings are strictly by appointment with the agents. Interested parties should register with the agents, with the proposed applicant required to pay a Holding Deposit and submit a Tenancy Application Form to the Agent. The application will also be independently assessed by a Credit Referencing Company.

HOLDING DEPOSIT

A Holding Deposit, equal to one week's rent (£369) is payable at the start of the tenancy application process. Once received, the terms of the letting are to be agreed within 15 days (unless agreed otherwise). The Holding Deposit will be offset against the Security Deposit once terms are agreed.

If the landlord decides not to rent the property or an agreement to let cannot be reached within 15 days, the Holding Deposit will be refunded. If the Applicant decides not to proceed with the letting, unreasonably delays the letting process, provides false/misleading information or fails any checks, the Agent will retain the Holding Deposit.

FURTHER INFORMATION

To discuss the property or to arrange a viewing please contact:

Oliver Stones MRICS FAAV
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IMPORTANT NOTICE - LETTING PARTICULARS

The information contained in these particulars is intended to be reliable and accurate. They should however be used for guidance only and complete accuracy cannot be guaranteed. All dimensions, measurements and descriptions provided are approximate and plans are for illustrative purposes only. These particulars are for the guidance of interested parties and do not constitute an offer or contract.