



4 CHURCH STREET

Bamburgh, Northumberland NE69 7BN



GSC GRAYS

PROPERTY • ESTATES • LAND

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This attractive two-bedroom end-terrace bungalow, recently partly refurbished, is available to rent with immediate effect. The property features a modern kitchen with built-in appliances, including a cooker and dishwasher, alongside an updated bathroom complete with a walk-in shower.

Situated in the picturesque village of Bamburgh, the bungalow offers private parking to the rear along with two small outbuildings.



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Situation and Amenities

Situated in the heart of Bamburgh, this property enjoys a prime location just 5 miles from the A1, 16 miles from Alnwick, and around 50 miles from Newcastle. Local amenities and attractions are all within walking distance, including several welcoming pubs, a restaurant, the newly opened Bamburgh Walled Garden Café, a butcher, the iconic Bamburgh Castle, and the stunning Bamburgh Beach. The location perfectly balances the charm of coastal living with convenient access to major transport routes and regional hubs.

Description

Finished in neutral tones, the bungalow comprises an entrance porch/hallway, two good sized double bedrooms, a modern bathroom, a spacious lounge with an electric fire, and a modern kitchen complete with integrated cooker and dishwasher.

Heating is provided via electric panel radiators, with hot water supplied by an immersion boiler.

The property benefits from a spacious rear yard, complete with two outbuildings and dedicated parking for two cars.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Term Tenancy for an initial term of 12 months at a rental figure of £900.00 per calendar month, payable in advance by standing order. In addition, a deposit of £1,038.00 shall also be payable prior to occupation.

Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the Landlord.

Viewings

Viewings are strictly by appointment only, arranged through Beth Taylor at GSC Grays. To schedule, please call 01665 568310.

Services and Other Information

Heating is provided via electric panel radiators, with mains electricity, mains drainage and water.

Insurance

Tenants are responsible for insuring their own contents.



Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again, your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first month's rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take references through a referencing agency. The obtaining of such references is not a guarantee of occupation.

Local Authority and Council Tax

Northumberland County Council, Telephone 0345 600 6400.

Council Tax Band B

Particulars and Photographs

Particulars were written and photographs taken in March 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.