

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**12 MILBURN ROAD ASHINGTON NORTHUMBERLAND NE63 0PQ**



## PROPERTY TO LET

- MID TERRACE HOUSE
- CLOSE TO AMENITIES
- DOUBLE GLAZING
- TWO BEDROOMS
- UNFURNISHED
- EPC RATING C

**£560 PCM (exclusive)**

# 12 MILBURN ROAD ASHINGTON NORTHUMBERLAND NE63 0PQ

Two bedroom mid terrace house with large front garden. The property benefits from gas central heating and double glazing, and briefly comprises: Rear lobby, hall, kitchen, lounge, front lobby, first floor landing, two bedrooms and bathroom/WC.

## GROUND FLOOR:

Outhouse ideal for storage.

## KITCHEN

12'5" x 11'10" (3.81m x 3.61m)

Double glazed window. Range of base units with work tops. One and a half bowl sink with drainer and mixer tap. Walk ion pantry. Radiator.



## LOUNGE

14'7" x 15'3" (4.47m x 4.65m)

Double glazed window. Radiator. Gas fire. Understair cupboard.



## FRONT LOBBY

Radiator.

## FIRST FLOOR LANDING

## BEDROOM ONE

14'2" x 18'9" narrowing to 15'8" (4.34m x 5.74m narrowing to 4.80m)

Double glazed windows. Radiator.



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## BEDROOM TWO

10'2" x 12'0" (3.12m x 3.68m)

Double glazed window. Alcove cupboard. Radiator.



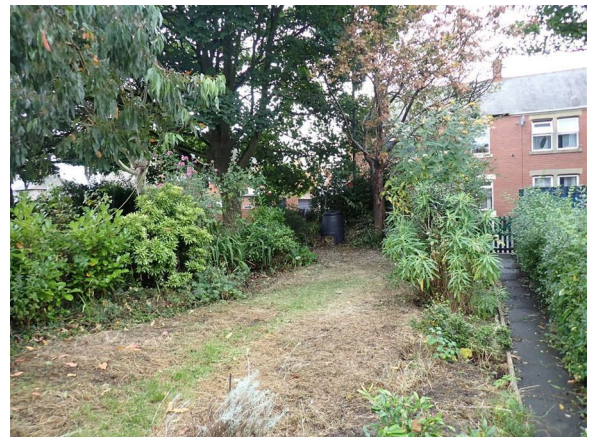
## BATHROOM/WC

Bath with shower over, low level WC and wash hand basin. Storage cupboard housing combi boiler. Radiator.



## EXTERNAL

Matured garden to the front with shrubs and borders.



## VIEWING

Strictly by appointment through our Morpeth Office - (01670) 513533 - Option 2

## RENT & TERMS

£560.00 per calendar month exclusive.

Please note that the Tenant(s) is/are responsible for all utilities and services including Council Tax. Minimum period of six months Assured Shorthold Tenancy.

The Tenant will be required to pay the following sum of money PRIOR TO THE COMMENCEMENT OF THE TENANCY:

£560.00 Security Deposit

£560.00 One months rent due in advance

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## DEPOSIT INFORMATION

In accordance with the Housing Act 2004 Tenancy Deposit Protection Law (implemented 6 April 2007), security deposits paid by Tenants must be protected by a Tenancy Deposit Protection Scheme. As such, we advise that Rickard Chartered Surveyors are a member of the Tenancy Deposit Scheme administered by The Deposit Protection Service. Further details regarding their code of practice, terms and conditions can be obtained by telephoning The Deposit Protection Service on 0330 303 0030 or accessing their web site at [www.depositprotection.com](http://www.depositprotection.com)

## REFERENCES

All tenancies are subject to the receipt of satisfactory references. In addition to the necessary references, we will also carry out Money Laundering Checks and a credit check. This is included in our referencing process.

We are also required to carry out Right to Rent checks on all Tenants. We will require sight of a UK passport or, alternatively, a valid UK drivers licence along with secondary supporting documentation (a full list of acceptable documents can be provided) per applicant.

This information will be required upon payment of the holding deposit and prior to the reference checks being carried out.

## TENANT FEES

Permitted fees for tenants:

In order for the Landlord to agree to process your application and to suspend advertising the subject property as being available, the proposed Tenant will be required to pay a Holding Deposit equating to one weeks rent.

A deadline for agreement will be agreed and the proposed Tenant will be required to enter into a legally binding conditional contract to create a specific future date.

Should the proposed Tenancy not proceed due to no fault of the Tenant, for example, the Landlord withdraws from the agreement, then the Holding Deposit will be refunded in full to the Tenant.

Should the Prospective Tenant:

1. Withdraw from this contract before entering into the tenancy agreement,
2. Provide false information for referencing,
3. Fail to act reasonably to enter into the tenancy before the deadline for agreement,
4. Fail Right to Rent checks,

Then they will be liable for the reasonable costs incurred by the Landlord and his Agent up to the value of the Holding Deposit.

The following costs will be deducted from the Holding Deposit. Any surplus of the Holding Deposit will be returned to the Prospective Tenant, without interest, as soon as possible. A refund to any one of the joint and several Prospective Tenants will be considered adequate as a total refund to all concerned. The costs that may be deducted from the Holding Deposit can include, but are not limited to, the following:

1. Costs of any references or credit checks sought
2. Costs of any administration undertaken to prepare for the tenancy
3. Costs of re-advertising the property to let
4. Costs of any guarantor agreements
5. Costs, in lieu of rent, of keeping the property empty for the tenant

Should a proposed Tenant be uncertain regarding any of the above terms, they should seek legal advice before entering into agreement.

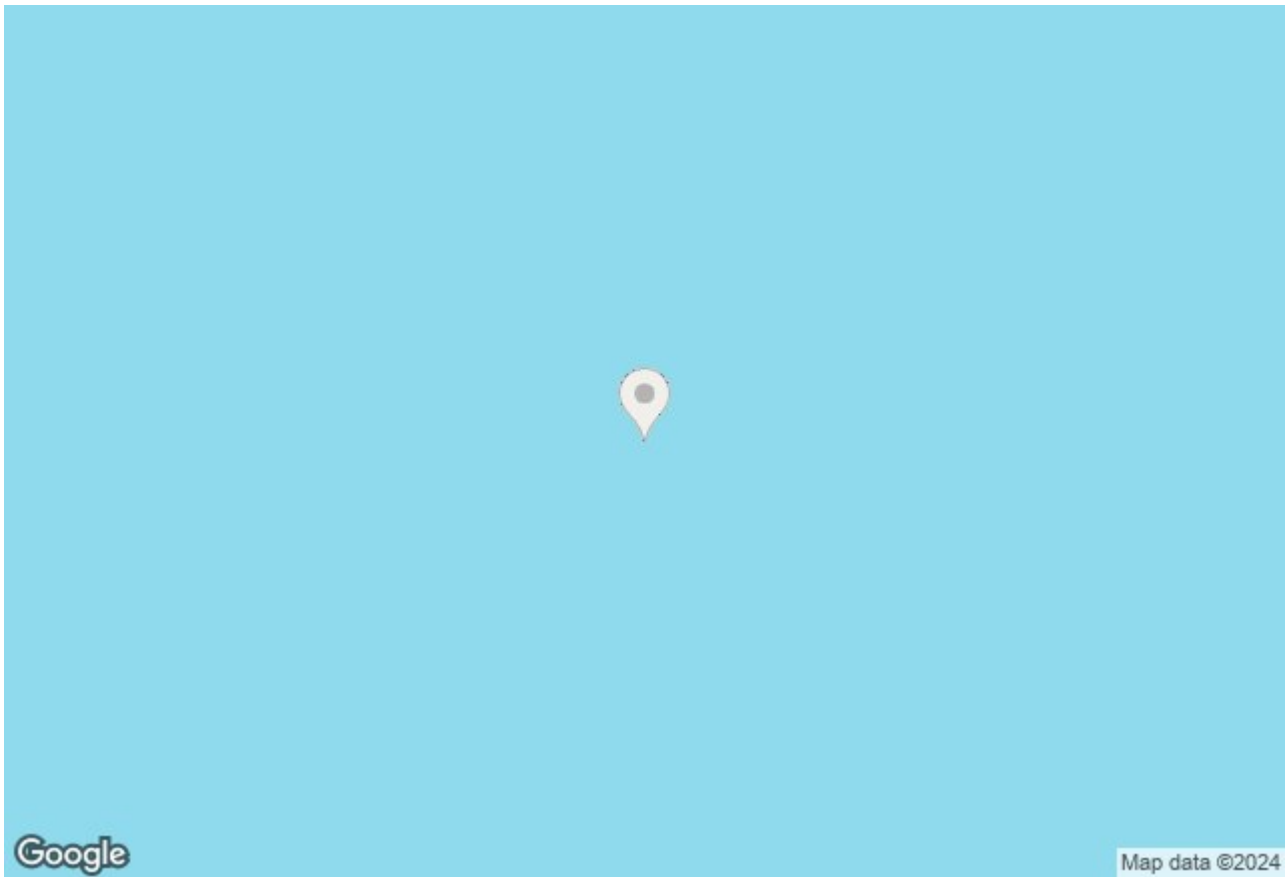
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>	<b>74</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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