

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

7 SWINNEYS COURT STAITHES LANE MORPETH NORTHUMBERLAND NE61 1TD



PROPERTY TO LET

- Two Bedroom Mid Terrace
- Allocated Parking
- Communal Courtyard
- Council Tax Band: C
- Large Room Sizes
- Town Centre Location
- EPC: D
- Unfurnished

£850 PCM (exclusive)

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Situated in the heart of Morpeth, this exceptionally spacious two-bedroom mid-terrace home offers a fantastic opportunity for those seeking both convenience and comfort. Nestled within a private courtyard, the property is perfectly positioned for easy access to all local amenities and benefits from an allocated parking space. The well-proportioned accommodation includes an inviting entrance hall, a generous lounge, and a bright kitchen-diner. Upstairs, the first-floor landing leads to two impressively large double bedrooms and a modernized bathroom/WC.

ENTRANCE HALL

Entrance door to front leading to hallway with stairs to the first floor and a radiator.

LOUNGE

17'2" x 14'9" max (5.25 x 4.50 max)

A very spacious main reception room with double glazed windows to the front and rear, radiator and large understair storage cupboard.

ADDITIONAL IMAGE

KITCHEN DINER

17'2" x 7'4" (5.25 x 2.24)

Comprising of fitted wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated oven and hob with extractor hood. Plumbing for washing machine and space for fridge freezer. Double glazed window to rear and radiator.

ADDITIONAL IMAGE

FIRST FLOOR LANDING

Double glazed window.

BEDROOM ONE

13'11" x 12'9" (4.26 x 3.89)

A sizeable main bedroom with double glazed window and radiator.

BEDROOM TWO

11'1" x 12'3" (3.38m x 3.75m)

Another spacious double bedroom with a double glazed window and radiator.

BATHROOM/WC

5'8" x 9'0" (1.75 x 2.75)

Fitted with a wash hand basin in vanity unit, panelled bath with shower over and a wc. double glazed window to rear, radiator.

EXTERNALLY

The property has access to a residents only courtyard and an allocated parking space.

ADDITIONAL IMAGE

TENURE & COUNCIL TAX BAND

Leasehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: C - Source: gov.uk (Checked March 2025).

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

RENT & TERMS

£850.00 per calendar month exclusive.

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

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

£850.00 Security Deposit

£850.00 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

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.

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.

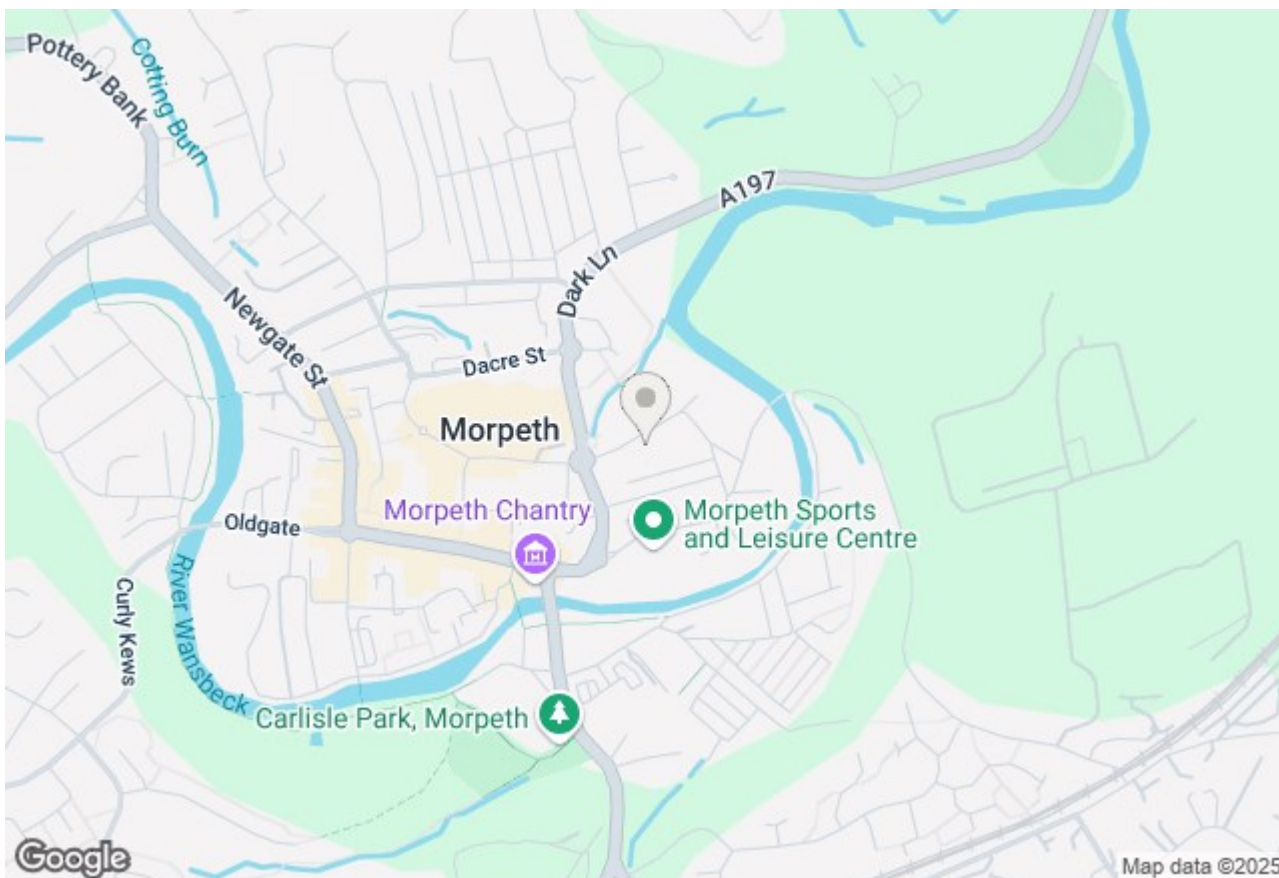
This information will be required upon payment of the holding deposit and prior to the reference checks being carried out.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



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