

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

## 1 THE STABLE PEGSWOOD VILLAGE PEGSWOOD MORPETH NORTHUMBERLAND NE61 6RE



### PROPERTY TO LET

- BARN CONVERSION
- GAS CENTRAL HEATING
- GARAGE
- THREE BEDROOMS
- DOUBLE GLAZING
- EPC RATING C75

**£1,100 PCM (exclusive)**

# 1 THE STABLE PEGSWOOD VILLAGE PEGSWOOD MORPETH NORTHUMBERLAND NE61 6RE

A delightful three bedroomed barn conversion located in Pegswood village centre, approximately two miles from Morpeth town centre and all amenities. The property is well appointed and benefits from small gardens front and rear, a single car garage and parking for three cars.

The accommodation briefly comprises: Hallway, master bedroom with en suite shower room/WC, two further bedrooms, living room, kitchen and separate utility room.

## ENTRANCE HALL

Velux double glazed roof light. Two radiators. Cloaks cupboard.

## LIVING ROOM

14'9" x 16'6" (4.51m x 5.05m)

Electric fire with timber effect fire surround and stone effect back and hearth. One double radiator. Double glazed window and doors to garden. Moulded inner door.



## MASTER BEDROOM

10'11" x 11'10" (3.33m x 3.61m)

Double glazed window. One radiator. Moulded door.



## EN SUITE SHOWER ROOM/WC

5'2" x 6'2" (1.6m x 1.9m)

The shower room suite comprises: Pedestal wash hand basin, close coupled WC and shower cubicle with mixer shower. Tiled splashbacks. Velux double glazed roof light. Moulded door.



# 1 THE STABLE PEGSWOOD VILLAGE PEGSWOOD MORPETH NORTHUMBERLAND NE61 6RE

## BEDROOM TWO

9'8" x 12'3" (2.95m x 3.74m)

Double glazed door to rear garden area. One radiator. Moulded door.



## BEDROOM THREE

7'3" x 9'3" (2.21m x 2.84m)

Double glazed window. One radiator. Moulded door.



## BATHROOM/WC

7'0" x 5'10" (2.14m x 1.8m)

White suite comprising: panelled bath, pedestal wash hand basin and close coupled WC. Heated towel rail. Moulded door.



## KITCHEN

13'1" x 12'3" (3.99m x 3.75m)

Range of timber effect wall and floor storage units. Stainless steel one and a half bowl single drainer sink unit. Integral dishwasher. Integral fridge freezer. Electric hob with cooker hood over. Electric oven. One double radiator. Double glazed window. Moulded door.





# 1 THE STABLE PEGSWOOD VILLAGE PEGSWOOD MORPETH NORTHUMBERLAND NE61 6RE

## UTILITY ROOM

15'10" x 7'0" (4.84m x 2.15m)

Range of storage units and shelving. Stainless steel single drainer sink unit. Washing machine. Baxi Duo Tec combi 28 HE A condensing combination boiler serving domestic hot water and central heating service.



## EXTERNAL

Front garden with westerly aspect. Open plan rear garden. Three parking spaces.



## GARAGE

10'4" x 17'7" (3.15m x 5.36m)

## RENT & TERMS

£1,100.00 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:

£1,100.00 Security Deposit

£1,100.00 One months rent due in advance

# 1 THE STABLE PEGSWOOD VILLAGE PEGSWOOD MORPETH NORTHUMBERLAND NE61 6RE

## 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.


## DEPOSIT INFORMATION

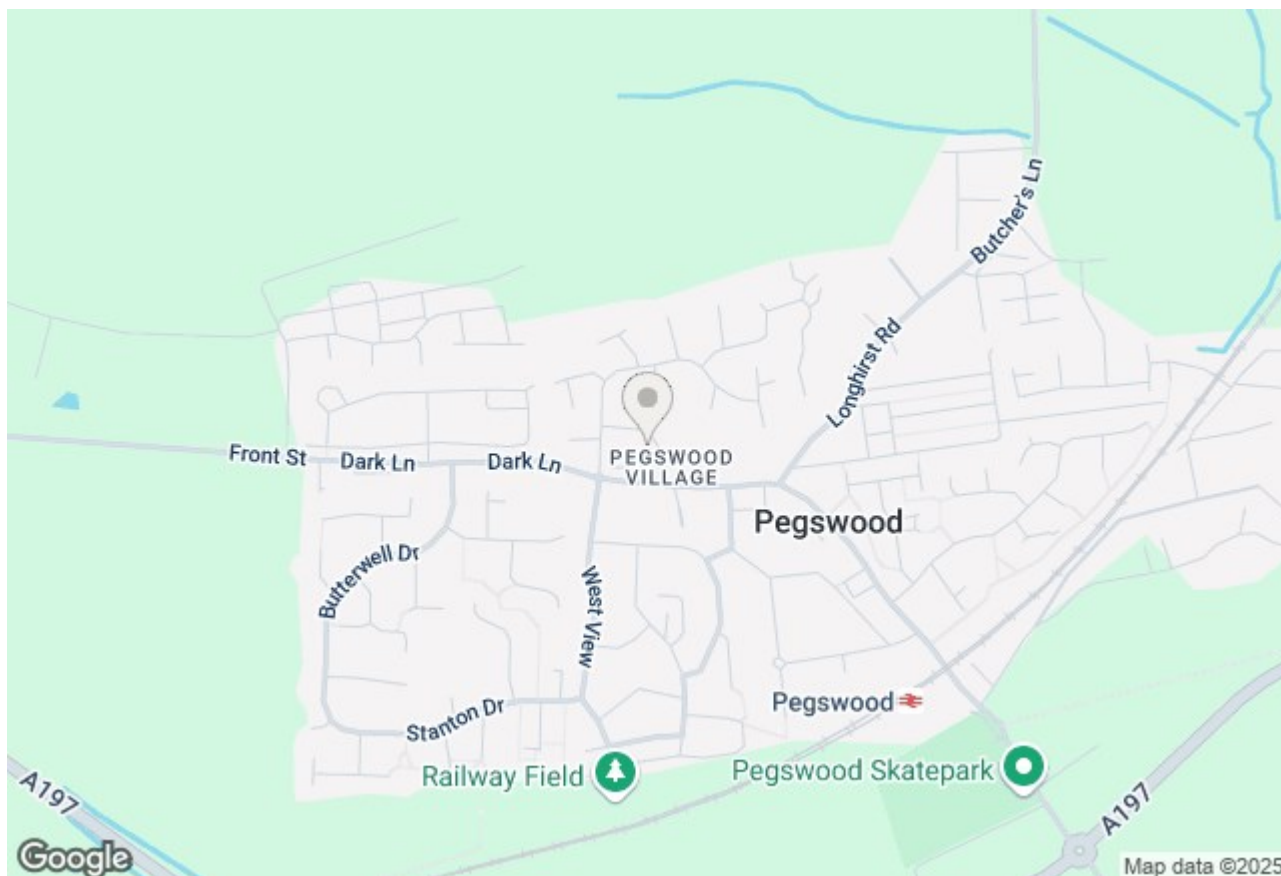
In accordance with the Housing Act 2004 Tenancy Deposit Protection Law (implemented 6 April 2007), security deposits paid by Tenants must be protected by a Tenancy Deposit Protection Scheme. As such, we advise that Rickard Chartered Surveyors are a member of the Tenancy Deposit Scheme administered by 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)

## VIEWING

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<div>75</div>	<div>86</div>
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: [ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: [morpeth@rickard.uk.com](mailto:morpeth@rickard.uk.com)  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: [blyth@rickard.uk.com](mailto:blyth@rickard.uk.com)