

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

27 WILLOW CLOSE ALLERY BANKS MORPETH NORTHUMBERLAND NE61 1XG



PROPERTY TO LET

- Semi Detached House
- Double Glazing
- Gardens
- 2 Bedrooms
- Gas Central Heating
- Energy Rating C

£800 PCM (exclusive)

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A recently refurbished semi detached house with newly fitted kitchen, bathroom and carpets. The property benefits from gas fired central heating and is located close to Morpeth Railway Station. Morpeth town centre and all amenities approximately half a mile distant.

ACCOMMODATION

FIRST FLOOR

LANDING

Access to roof void. UPVC double glazed window.

BEDROOM 1

14'8" x 9'5" (4.46 x 2.86)

UPVC double glazed window. One radiator. Built in wardrobe.



BEDROOM 2 - REAR

7'9" x 9'3" maximum (2.36 x 2.82 maximum)

Measurement taken to wardrobes. UPVC double glazed window. One radiator. Built in wardrobes.



BATHROOM/W.C

6'5" x 5'2" (1.95 x 1.58)

White suite comprising: Pedestal wash hand basin, close coupled w.c and panelled bath with mixer shower over. UPVC double glazed window.



GROUND FLOOR

ENTRANCE LOBBY

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LIVINGROOM

14'8" x 14'4" (4.47 x 4.36)

Cornice ceiling. One double radiator. Television point. Telephone point.
UPVC double glazed window.



DININGROOM

8'6" maximum x 11'1" maximum (2.60 maximum x 3.38 maximum)

UPVC double glazed patio doors. One double radiator.



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KITCHEN

5'11" x 12'8" (1.80 x 3.87)

Range of wall and floor storage units. 'Alpha InTec 28x' central heating boiler serving the domestic hot water and central heating heating service. Stainless steel single drainer sink unit. Cooker. Washing machine. One radiator.



REAR GARDEN

Enclosed.



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RENT & TERMS:

£800.00 per calendar month exclusive.

Please note that the Tenant(s) is/are to 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:

£800.00 Security Deposit

£800.00 One months rent due in advance

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.

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 0870 7071707 or accessing their web site at www.depositprotection.com

REFERENCES

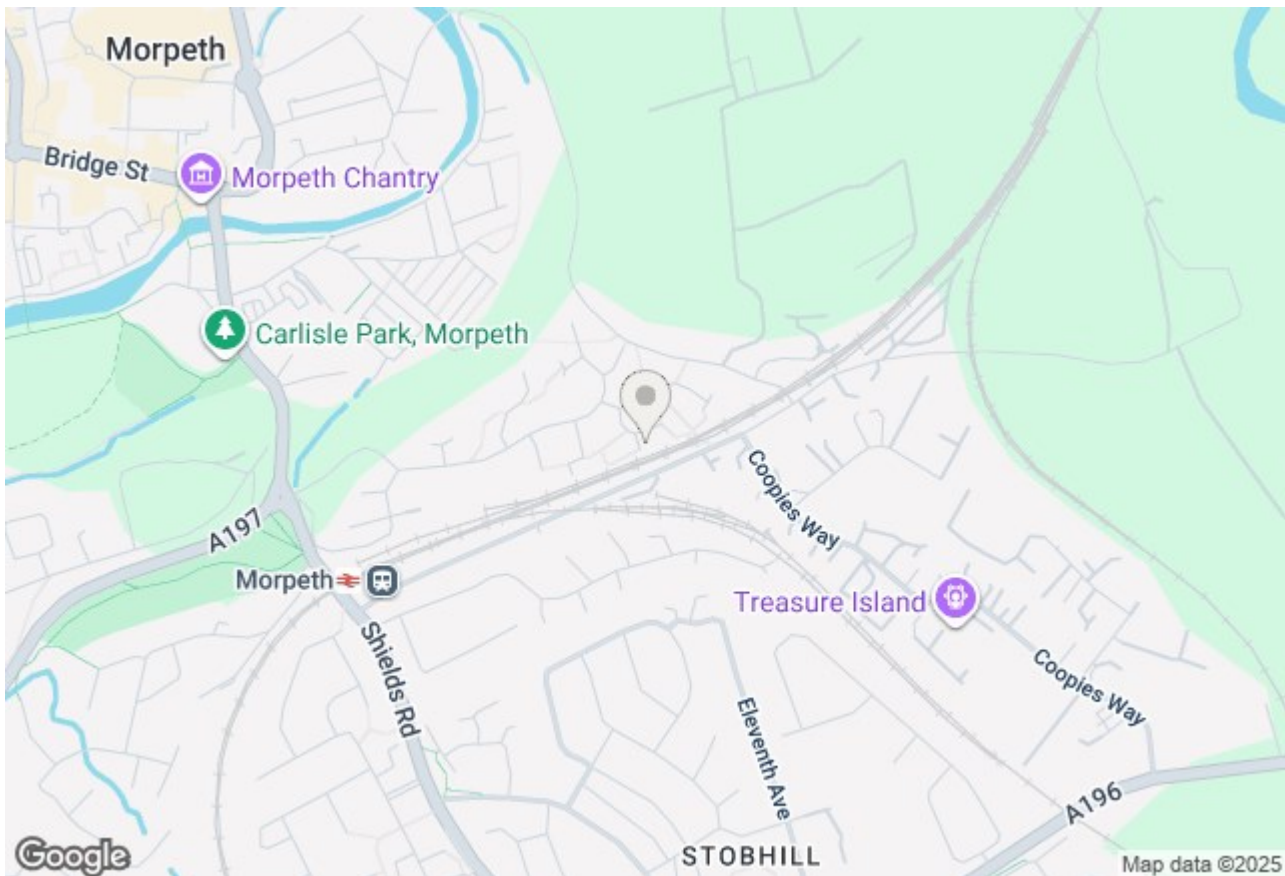
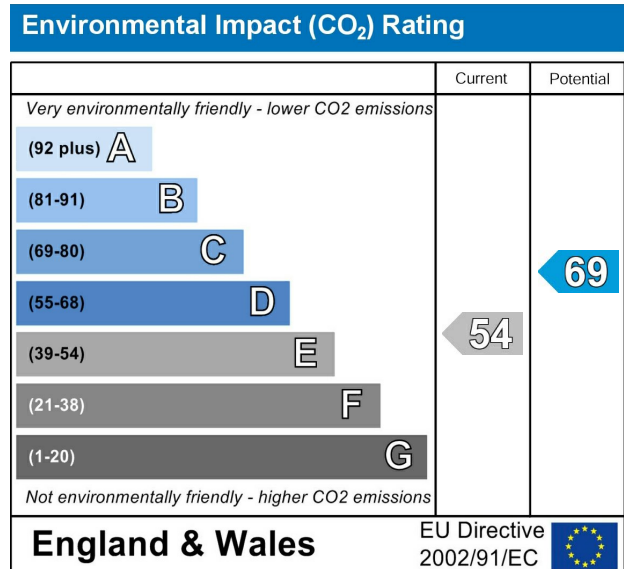
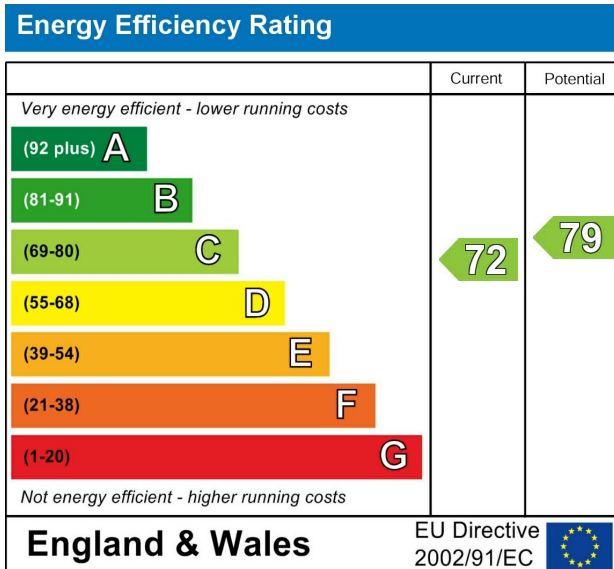
All tenancies are subject to the receipt of satisfactory references. In addition to the necessary references, we will also carry out Money Laundering Checks and a credit check. This is included in our referencing process.

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.

VIEWING:

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



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