



1 The Cottage, Middlefield Farm

Thorpe Thewles, Stockton-on-Tees, TS21 3LF

Rent £750 pcm

1 The Cottage is a traditional, brick built, two bedroomed cottage situated in an attractive rural area on a working farm.

There is a kitchen/dining room, sitting room, utility and cloakroom downstairs. Upstairs there are two large bedrooms and a family bathroom. Externally there is a cottage garden to the front, with parking area, courtyard garden and shed to the rear.

- Two bedroom cottage
- Recently refurbished
- Gas central heating & double glazing
- Ground floor WC
- Dining kitchen with utility
- Situated on a working farm
- Energy Efficiency Rating = D (59)
- Available immediately

Tel: 01740 622100

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KITCHEN/DINER

9' 11" x 16' 4" (3.03m x 4.99m) Laminate floor, magnolia walls and ceiling. Sage green shaker style wall and floor units with wood effect work top. Stainless steel sink and drainer. Window to front. Understairs cupboard.

Please note - American style fridge freezer and dishwasher were left by previous tenant for the incoming tenant to use at their own risk.

UTILITY ROOM

6' 11" x 7' 7" (2.13m x 2.33m) Laminate floor, magnolia walls, white ceiling. Shaker style units and wood effect worktop. Plumbing for washing machine.

CLOAKROOM

2' 11" x 7' 7" (0.89m x 2.32m) With WC and basin.

SITTING ROOM

13' 1" x 16' 4" (3.99m x 4.99m) Laminate floor, magnolia walls, white ceiling. Window to front. Electric fire in fireplace.

BEDROOM 1

13' 1" x 16' 4" (3.99m x 4.99m) Cream carpet, magnolia walls, white ceiling. Windows to front and side offering far reaching views.

BEDROOM 2

Cream carpet, magnolia walls, white ceiling. Window to front.

BATHROOM

Laminate floor. Freestanding bath, shower in cubicle. WC. Basin with vanity unit and mirror above.

SERVICES

Mains electricity and water are connected. Drainage via a septic tank. Gas fired central heating to radiators also supplying the domestic hot water.

OUTGOINGS

The tenant will be required to meet all outgoing including council tax. Water bills are paid directly to the Landlord at a set rate to be agreed prior to the start of the tenancy.

The holding deposit, equal to one weeks rent is payable upon the start of the application. For all successful applicants any holding deposit will be offset against the security deposit with the agreement of the payee.

DEPOSIT

The deposit, equal to 5 week's rent, will be lodged with the agents prior to the commencement of the tenancy.

At the end of the tenancy, the property will be assessed against the record of condition prepared and agreed prior to the start of the tenancy. The deposit will be re-paid provided that 1) no damage has been caused except normal wear and tear, 2) the property has been left clean and clear of the tenant's content, and 3) all rents, fees and bills have been paid up to date.

PERIOD OF LETTING

The property will be let on an Assured Shorthold Tenancy (AST) for an initial period of 6 months. However, the property is available for the long term and the tenancy will be permitted to run on at the end of the initial term provided both parties are happy with arrangements.

REFERENCES

Applications are independently assessed by a Credit Referencing Company who will research your details at credit referencing agencies. The agencies will record details of the search irrespective of whether your application proceeds. The Credit Referencing Company may use credit-scoring methods to assess your application and verify your identity. A credit reference result is normally obtained within 48 hours.

VIEWINGS

Viewing is strictly by appointment.

Arrangements can be made by contacting YoungsRPS, Sedgefield on 01740 622100.



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Northallerton • 01609 773004 • northallerton@youngsrps.com
Sedgefield • 01740 617377 • sedgefield@youngsrps.com
Newcastle • 0191 261 0300 • newcastle@youngsrps.com
Hexham • 01434 608980 • hexham@youngsrps.com
Hexham Mart • 01434 609000 • hexham@youngsrps.com