



## Whinham Way, Morpeth

- Four bedroomed detached home
- Walking distance to town centre
- Garage and driveway for two cars
- Enclosed rear garden with patio area

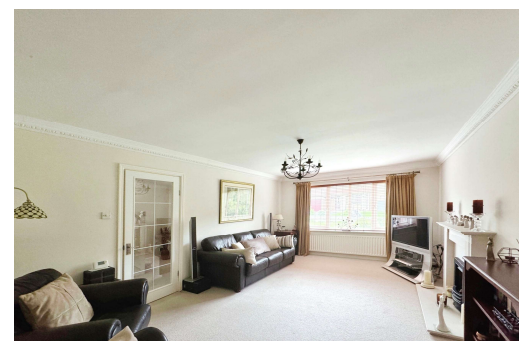
**£ 1,750 pcm**

Holding Deposit: £403

Security Deposit: £2,015

Tenancy Length: 12 Months

Council Tax Band: E EPC Rating: C



01670 511 711  
17 Newgate Street, Morpeth NE61 1AW

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[morpeth@rookmatthewssayer.co.uk](mailto:morpeth@rookmatthewssayer.co.uk)

# Whinham Way, Morpeth

We are pleased to bring to the rental market, this four bedroomed detached home, located on the ever-desirable Stobhill Manor. This family home sits with pride tucked away at the end of a quiet cul-de-sac on Whinham Way, offering no end of space throughout, with a beautiful mature garden to the rear. This particular area is extremely popular with families and commuters alike due to its proximity to the A1 and within walking to the train station. Morpeth town centre is just a 15-minute walk away where you have many delights to choose from which include an array of local bars, restaurants, shopping and nightlife on your doorstep.

The property briefly comprises:- Entrance hallway, downstairs W.C., large bright and airy lounge which has an gas fire with surround. This then leads your through to a fully extended, open plan family room/kitchen area, with floods of natural light due to the large bifold doors and skylights, making full use of the garden views. The high spec kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Integrated appliances include dishwasher, double oven, microwave, fridge/freezer and wine cooler. You further benefit from separate utility room which hosts a fridge/freezer and washing machine.

To the upper floor of the living accommodation, you have four good-sized bedrooms, two doubles and two singles, one of which is currently being used as an office. All rooms come with excellent storage and finished with modern décor. The master bedroom further benefits from its own ensuite shower room whilst the family bathroom has been finished with W.C., hand basin, bath and shower over bath.

Externally you have a large driveway to accommodate at least two cars plus a single garage. To the rear you have a fantastic level grassed garden which is fully enclosed with patio area, a real winner for any growing families who enjoy outdoor living at its best.

Available for a minimum 12-month tenancy to move in mid-August 2024.

- Lounge: 17'11 x 11'9 (5.46m x 3.58m)
- Kitchen/Diner: 32'4 x 11'5 (9.87m x 3.48m)
- Family Room: 18'9 x 12'1 (5.72m x 3.68m)
- Utility: 11'5 x 5'9 (3.48m x 1.75m)
- W.C: 5'10 x 3'3 (1.79m x 1.01m)
- Bedroom One: 11'10 x 10'9 (3.61m x 3.28m)
- En-Suite: 8'5 x 5'2 Biggest points (2.57m x 1.57m Biggest points)
- Bedroom Two: 10'8 x 9'0 (3.25m x 2.74m)
- Bedroom Three: 9'0 x 8'8 (2.74m x 2.64m)
- Bedroom Four: 8'8 x 8'8 (2.64m x 2.64m)
- Bathroom: 8'3 x 6'3 (2.52m x 1.91m)

#### PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains gas
- Broadband: None
- Mobile Signal / Coverage Blackspot: No
- Parking: Garage and driveway

- EPC Rating: TBC
- Council Tax Band: E
- Holding Deposit: £403
- Security Deposit: £2,015

#### FEE DISCLAIMER

As part of our application process, fees will become due for referencing, tenancy agreement preparation and an initial inventory check (where applicable), these will be charged in addition to the Rent and Deposit that will be payable before the tenancy starts.

Please contact us for full details of the fees payable before you make any decision about this property or before you decide to view this property. We can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

M00007896/AB/SS/11.07.24/V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guidance only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential tenants are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the tenants interests to check the working condition of any appliances. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending tenants will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the rental.

**Right to Rent** – each person who is intending to reside in the property and is over 18 must complete a Tenant Application Form and prove they have the Right to Rent in the UK.

16 Branches across the North-East



Client Money Protection