


# SIGNATURE

## NORTH EAST

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 Bluebell Drive, Morpeth NE61 6FT

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## £1,200 Per Calendar Month

This charming 3-bedroom detached house in Morpeth offers a fantastic opportunity for a family home. The open-plan kitchen, dining, and living area are ideal for busy family life. All bedrooms are spacious enough to accommodate double beds, with the master bedroom featuring an en-suite for added convenience. The family bathroom includes both a bathtub and a shower, and there's an additional downstairs WC for guests. Outside, the garden boasts a generous patio area perfect for outdoor furniture, while the lawn provides ample space for kids to play. The property also includes a garage and a double driveway, ensuring plenty of off-road parking.

Situated in Pegswood, this home enjoys proximity to numerous parks, nature reserves, and walking trails, as well as a golf course just a few miles away. Pegswood combines the benefits of rural living with easy access to larger towns and cities, making it an ideal place to live, work, and raise a family.

Available August 2024  
Tenancy Term: 12 months  
Council Tax Band: D  
£1,200 PCM

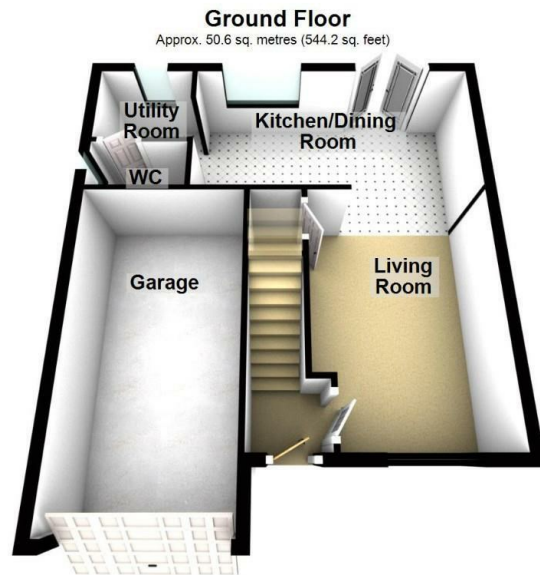
### TENANCY APPLICATION FEES:

To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to one months rent. An additional tenancy deposit amount may be requested in certain circumstances.

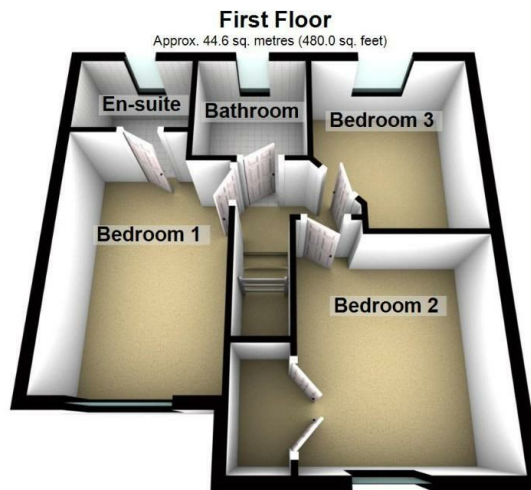


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



**Ground Floor**  
Approx. 50.6 sq. metres (544.2 sq. feet)



**First Floor**  
Approx. 44.6 sq. metres (480.0 sq. feet)

Total area: approx. 95.2 sq. metres (1024.2 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
14'1" x 10'0"

Kitchen / Dining Room  
16'7" x 8'2"

Utility Room  
5'7" x 4'11"

WC  
5'7" x 3'0"

Bedroom One  
14'3" x 9'0"


En Suite  
6'6" x 4'6"

Bedroom Two  
12'6" x 10'0"

Bedroom Three  
10'9" x 9'0"

Bathroom  
6'3" x 6'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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