


# SIGNATURE

## NORTH EAST

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 Scott Street, Morpeth NE65 0NU



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## £825 Per Calendar Month

Signature North East welcomes to the rental market this charming terraced property in Scott Street, Amble, a vibrant coastal town that perfectly blends natural beauty with urban convenience. Nestled within the stunning Northumberland coastal area, Amble is renowned for its blend of natural beauty, vibrant community, and convenient urban amenities. With excellent transport links, including easy access to major road networks, this property ensures seamless connectivity to neighbouring towns and cities.

Recently refurbished, the property welcomes you with a bright and inviting living room, complete with characterful details and a cosy multi-fuel wood burner, perfect for relaxing or entertaining. Internal French doors lead to the well-equipped kitchen/dining area, which provides ample storage, generous counter space, and a flexible open-plan layout with the option to create separate zones. A door from the dining area offers easy access to the private rear yard.

Upstairs, the first floor boasts three well-proportioned bedrooms, offering versatility for families, guests, or a home office. A brand-new family bathroom completes the floor, featuring both a bathtub and shower for added convenience. The property also benefits from a generous rear yard, ideal for outdoor living, and unrestricted on-street parking without permits.

Available Immediately  
Tenancy Term: 6 Months +  
Council Tax Band: A  
£825.00 PCM

### TENANCY APPLICATION FEES:

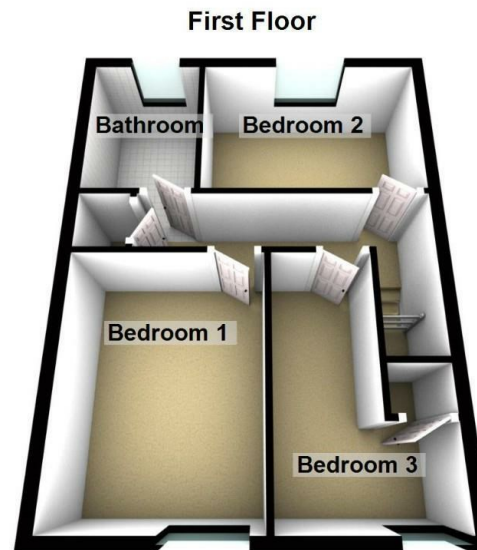
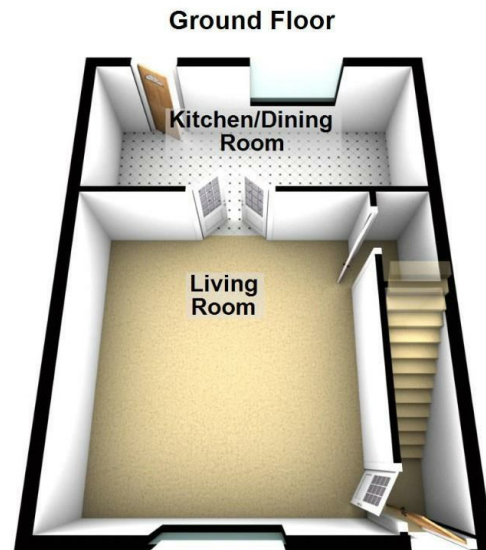
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first months rent payment.

The tenancy deposit is equivalent to 5 week's 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



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  
15'10" x 14'9"

Kitchen / Dining Room  
17'4" x 7'9"

Bedroom One  
12'6" x 9'4"

Bedroom Two  
11'8" x 7'10"

Bedroom Three  
12'6" x 8'1"

Bathroom  
7'10" x 5'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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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