





THE OLD FARMHOUSE WELL BANK

WELL, BEDALE, DL8 2QF

£1,450 PCM

A fantastic old farmhouse in a popular village to the South of Bedale that has been lovingly refurbished to an exceptional standard. A detached home with accommodation including a dining kitchen, sitting room, snug/office, utility/boot room and a WC to the ground floor and four double bedrooms and family bathroom to the first floor. Outside is a lawned garden with paved seating area and a great parking area. The property also benefits from an air source heat pump, solar panels with battery storage and an EV charge point.

NORMAN F.BROWN

Est. 1967

THE OLD FARMHOUSE WELL

• Not suitable for pets as the property is on a working farm • No Smoking • EPC Rating C (69) • Council Tax Band 'E' • Holding Deposit - £334 (equiv to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy proceds • Tenancy Deposit - £1670





TERM

Assured Periodic Tenancy

RENT

£1450 per calendar month in advance, inclusive of water rates and exclusive all other outgoings.

HOLDING DEPOSIT

£334 (equivalent to 1 weeks rent) to be transferred to Tenancy Deposit if tenancy Proceeds

BOND

£1670

CONTENTS INSURANCE

The tenant is responsible for arranging their own contents insurance.

APPLICATION PROCESS & FEES

All applicants shall be requested to complete detailed application forms. We shall undertake comprehensive reference checks which will include right to rent ID checks in accordance with the Immigration Act 2014. In accordance with the Tenant Fees Act 2019 we request that the prospective tenant(s), to reserve the property and to demonstrate commitment to rent the property whilst reference checks take place, pays a holding deposit to ourselves which is equivalent to not more than one week's rent, which shall be put towards the deposit payable at the start of the tenancy (and shall be held subject to conditions, further details upon request).

We are a member of the, The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, SP1 2BP, telephone number 01722333306, fax number 01722332296, email admin@tpos.co.uk, website www.tpos.co.uk

Our clients account details are as follows: NFB & DB & JF Brown Clients Account At Barclays Bank, Market Place, Richmond. This account is not interest bearing.

As members of the Royal Institution of Chartered Surveyors (RICS) we carry out a monthly reconciliation of our clients account and are activities are subject to monitoring under the institutions conduct and disciplinary regulations. The RICS operates a client's money protection scheme of which we are a member (further details available upon request).

RESTRICTIONS

No Smokers. Not suitable for pets as property is on a working farm.

Please note you must have earnings/income of £43,500 pa or more to qualify to apply for this property. You must also be able to move within 6 weeks of applying.

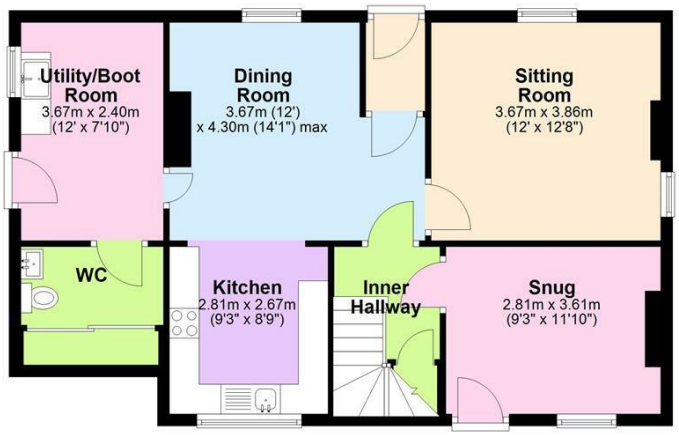
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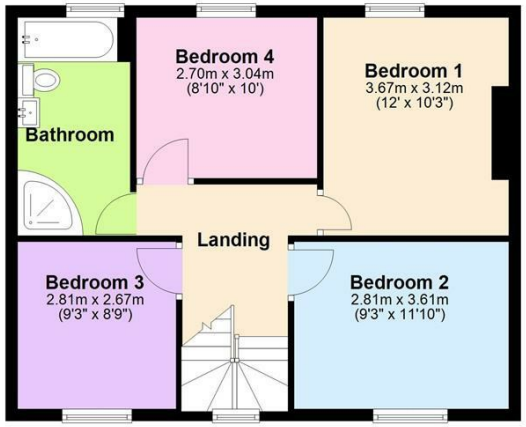




Ground Floor
Approx. 68.7 sq. metres (739.7 sq. feet)

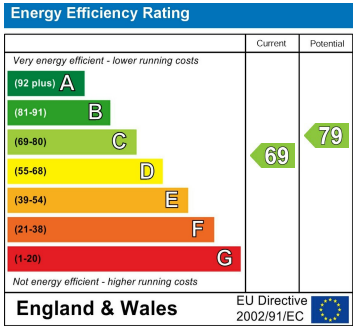


First Floor
Approx. 54.4 sq. metres (585.0 sq. feet)



Total area: approx. 123.1 sq. metres (1324.7 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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