

SIGNATURE

NORTH EAST

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📍 Acomb Close, Morpeth NE61 2YH

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**£1,980 Per Calendar
Month**

Signature North East are delighted to welcome to the market this impressive five-bedroom detached residence, ideally positioned in a quiet cul-de-sac just outside of Morpeth. Perfectly located close to the town centre, the property benefits from a superb range of local amenities as well as excellent rail, bus and road transport links, including easy access to the A1. Offering generous room sizes throughout, this home presents an ideal opportunity for families seeking space, convenience and a highly desirable setting.

Upon entering, you are welcomed into a central hallway, from which you can also access a convenient W.C. The first room you arrive at is the large living room, featuring double doors that open out to the rear garden. The spacious dining room can comfortably accommodate a large dining table, and sits adjacent to the modern kitchen, which provides a plethora of storage via wall and base units complemented by sleek countertops. Next to the kitchen is a useful utility room with access through to the garage. Completing the ground floor is a sizeable study and separate office.

Ascending to the first floor, you will discover five well-proportioned bedrooms, two of which include fitted wardrobes, while the main bedroom further benefits from an en-suite equipped with a shower, W.C. and hand basin. The family bathroom comprises a bathtub, shower, hand basin and W.C. Externally, this home boasts a generous wrap-around garden laid to lawn, along with off-street parking provided by the large front driveway.

Available Now
Tenancy Term: 12 months
Council Tax Band: F
£1,980.00 PCM

TENANCY APPLICATION FEES:

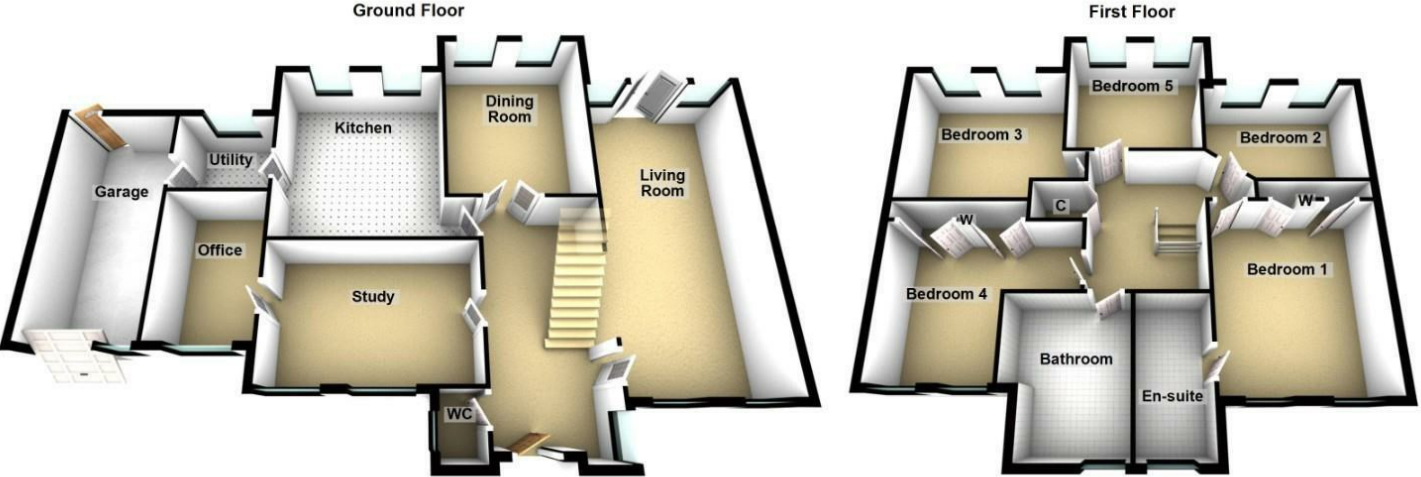
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first months rent payment.

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
24'7" x 11'9"
- Kitchen
14'1" x 11'1"
- Dining Room
14'1" x 11'1"
- Study
9'10" x 9'2"
- Office
11'5" x 6'6", 9'10"
- Utility
17'8" x 8'6"
- Bedroom One
15'5" x 12'1"
- En Suite
11'1" x 5'2"
- Bedroom Two
12'1" x 8'10"
- Bedroom Three
14'5" x 11'5"
- Bedroom Four
14'5" x 12'1"
- Bedroom Five
11'1" x 10'2"
- Bathroom
11'5" x 7'6"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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