

1 Broome Hill Farm Cottages

Alnwick, Northumberland, NE66 2BA



2 bedroom cottage in quiet rural setting

AVAILABLE IMMEDIATELY

TO LET

Rent: £725 per calendar month (furnished)
(Also available unfurnished – rent to be agreed)



1 Broome Hill Farm Cottages, Alnwick, Northumberland

Alnwick 4 miles | Newcastle 35 miles (Distances Approximate)



THE PROPERTY

1 Broome Hill Farm Cottages comprises a delightful two-bedroom semi-detached cottage, providing spacious accommodation in a quiet rural location.

Internally the single-storey property includes a kitchen, sitting/dining room, bathroom and two double bedrooms. Externally there is a small range of useful outbuildings, a large parking area and a rear garden enjoying views over the surrounding countryside.

THE LOCAL AREA

Located 4 miles to the west of the historic market town of Alnwick, the property is within easy reach of the many highlights Northumberland has to offer providing a central base to explore both coast and countryside. Alnwick town centre offers local amenities including a wide range of shops, schools and leisure facilities, as well as medical services.

The nearby A1 trunk road leads north to Berwick-upon-Tweed and south to Morpeth and Newcastle, with Alnmouth railway station offering regular links to Newcastle, Edinburgh and London.

SERVICES

- Mains electricity.
- Private shared water supply.
- Heating from an oil-fired system.
- Foul drainage to a private shared system.

LOCAL AUTHORITY & COUNCIL TAX

Northumberland County Council
Council Tax - Band E

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

EPC Certificate number: 6134-3529-9409-0166-4226

LOCATION

Postcode: NE66 2BA

What3Words reference : [///objective.handsets.back](#)

BROADBAND & COMMUNICATIONS

Broadband available: Standard and Ultrafast

Mobile operators: EE, O2, Three and Vodafone

TENANCY TERMS

The property is available furnished or unfurnished and is to be let on an Assured Periodic Tenancy (APT) on the following terms:

- Monthly periodic tenancy, continuing until ended in accordance with the Housing Act 1988 (as amended).
- Rent is payable monthly in advance by standing order.
- No smoking policy.
- Pets will require Landlords written consent in accordance with the Renters' Rights Act.

SECURITY DEPOSIT

A Security Deposit equal to 5 weeks' rent will be payable to the Agent prior to the commencement of the tenancy. The deposit will be registered under the Tenancy Deposit Scheme (TDS) Custodial Scheme and returned at the termination of the tenancy, subject to all tenancy obligations having been met.

VIEWINGS & APPLICATION PROCESS

Viewings are strictly by appointment. Interested parties should register with the Agent. Applicants for the tenancy are required to pay a Holding Deposit and submit a Tenancy Application Form to the Agent. The application will also be independently assessed by a Credit Referencing Company.

HOLDING DEPOSIT

A Holding Deposit, equal to one week's rent, is payable at the start of the tenancy application process. Once received, the terms of the letting are to be agreed within 15 days (unless agreed otherwise). The Holding Deposit will be offset against the Security Deposit once terms are agreed.

If the landlord decides not to rent the property or an agreement to let cannot be reached within 15 days, the Holding Deposit will be refunded. If the Applicant decides not to proceed with the letting, unreasonably delays the letting process, provides false/misleading information or fails any checks, the Agent will retain the Holding Deposit.

FURTHER INFORMATION

To discuss the property or to arrange a viewing please contact:

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IMPORTANT NOTICE - LETTING PARTICULARS

The information contained in these particulars is intended to be reliable and accurate. They should however be used for guidance only and complete accuracy cannot be guaranteed. All dimensions, measurements and descriptions provided are approximate and plans are for illustrative purposes only. These particulars are for the guidance of interested parties and do not constitute an offer or contract.