

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

## 2 NEW COTTAGES, CATCHBURN FARM, CATCHBURN, MORPETH NORTHUMBERLAND NE61 6DF



### PROPERTY TO LET

- SEMI DETACHED HOUSE
- DOUBLE GLAZING
- OPEN COUNTRYSIDE VIEWS
- THREE BEDROOMS
- OIL CENTRAL HEATING
- EPC RATING E50

**£800 PCM (exclusive)**

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A well appointed three bedroom semi detached former agricultural workers house located in a semi rural area, within walking distance of local shops and approximately one mile from Morpeth town centre and all amenities. The property is within close access to the A1 and a bus route nearby on the A197 trunk road.

The property benefits from oil central heating, double glazing, open fire, gardens and parking.

Water and sewerage charges are included in the rent.

Tenants will be responsible for the upkeep of the garden.

### GROUND FLOOR

#### REAR ENTRANCE LOBBY

UPVC double glazed door. Solid fuel store.

#### BOILER ROOM

With Worcester oil fired boiler and electric trip switches.

#### SEPARATE WC

WC with low level cistern.

#### KITCHEN

12'3" x 8'11" (3.74m x 2.73)

Range of wall and floor storage units. Stainless steel single drainer sink unit. Electric hob and oven. Plumbing for automatic washing machine and dishwasher. UPVC double glazed window. One radiator. Oil watchman monitor.



#### LIVING ROOM

17'7" x 11'0" (5.37m x 3.37m)

UPVC double glazed window. One radiator. Open fire.



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### FRONT ENTRANCE HALL & STAIRS

UPVC Double glazed door and window. One radiator.



### FIRST FLOOR LANDING

Access to roof space. Linen cupboard.

### BEDROOM ONE (FRONT)

12'2" x 11'1" (3.73m x 3.4m)

UPVC double glazed window. One radiator.



### BEDROOM TWO

12'2" x 8'11" (3.73m x 2.73m)

UPVC double glazed window. One radiator.



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### BEDROOM THREE

8'4" x 6'10" (min) (2.56m x 2.09m (min))

UPVC double glazed window. One radiator.



### BATHROOM/WC

4'9" x 8'4" (1.47m x 2.55m)

Close coupled WC, pedestal wash hand basin and panelled bath with Mira Elite ST electric shower over. UPVC double glazed window. One radiator.



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## EXTERNAL

Gardens to the front and rear of the property.



## VIEWINGS

Strictly by appointment through our Morpeth Office - (01670) 513533 - Option 2

## RENT & TERMS

£800.00 per calendar month exclusive.

Please note that the Tenant(s) is/are to responsible for all utilities and services including Council Tax, but excluding water and sewerage charges.

Minimum period of twelve months Assured Shorthold Tenancy.

The Tenant will be required to pay the following sum of money PRIOR TO THE COMMENCEMENT OF THE TENANCY:

£800.00 One months rent due in advance

Security deposit: Five weeks rent (£1,000.00).

## DEPOSIT INFORMATION

In accordance with the Housing Act 2004 Tenancy Deposit Protection Law (implemented 6 April 2007), security deposits paid by Tenants must be protected by a Tenancy Deposit Protection Scheme. As such, we advise that Rickard Chartered Surveyors are a member of the Tenancy Deposit Scheme administered by The Deposit Protection Service. Further details regarding their code of practice, terms and conditions can be obtained by telephoning The Deposit Protection Service on 0330 303 0030 or accessing their web site at [www.depositprotection.com](http://www.depositprotection.com)

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## TENANT FEES

Permitted fees for tenants:

In order for the Landlord to agree to process your application and to suspend advertising the subject property as being available, the proposed Tenant will be required to pay a Holding Deposit equating to one weeks rent.

A deadline for agreement will be agreed and the proposed Tenant will be required to enter into a legally binding conditional contract to create a specific future date.

Should the proposed Tenancy not proceed due to no fault of the Tenant, for example, the Landlord withdraws from the agreement, then the Holding Deposit will be refunded in full to the Tenant.

Should the Prospective Tenant:

1. Withdraw from this contract before entering into the tenancy agreement,
2. Provide false information for referencing,
3. Fail to act reasonably to enter into the tenancy before the deadline for agreement,
4. Fail Right to Rent checks,

Then they will be liable for the reasonable costs incurred by the Landlord and his Agent up to the value of the Holding Deposit.

The following costs will be deducted from the Holding Deposit. Any surplus of the Holding Deposit will be returned to the Prospective Tenant, without interest, as soon as possible. A refund to any one of the joint and several Prospective Tenants will be considered adequate as a total refund to all concerned. The costs that may be deducted from the Holding Deposit can include, but are not limited to, the following:

1. Costs of any references or credit checks sought
2. Costs of any administration undertaken to prepare for the tenancy
3. Costs of re-advertising the property to let
4. Costs of any guarantor agreements
5. Costs, in lieu of rent, of keeping the property empty for the tenant

Should a proposed Tenant be uncertain regarding any of the above terms, they should seek legal advice before entering into agreement.

## REFERENCES

All tenancies are subject to the receipt of satisfactory references. In addition to the necessary references, we will also carry out Money Laundering Checks and a credit check. This is included in our referencing process.

We are also required to carry out Right to Rent checks on all Tenants. We will require sight of a UK passport or, alternatively, a valid UK drivers licence along with secondary supporting documentation (a full list of acceptable documents can be provided) per applicant.

This information will be required upon payment of the holding deposit and prior to the reference checks being carried out.

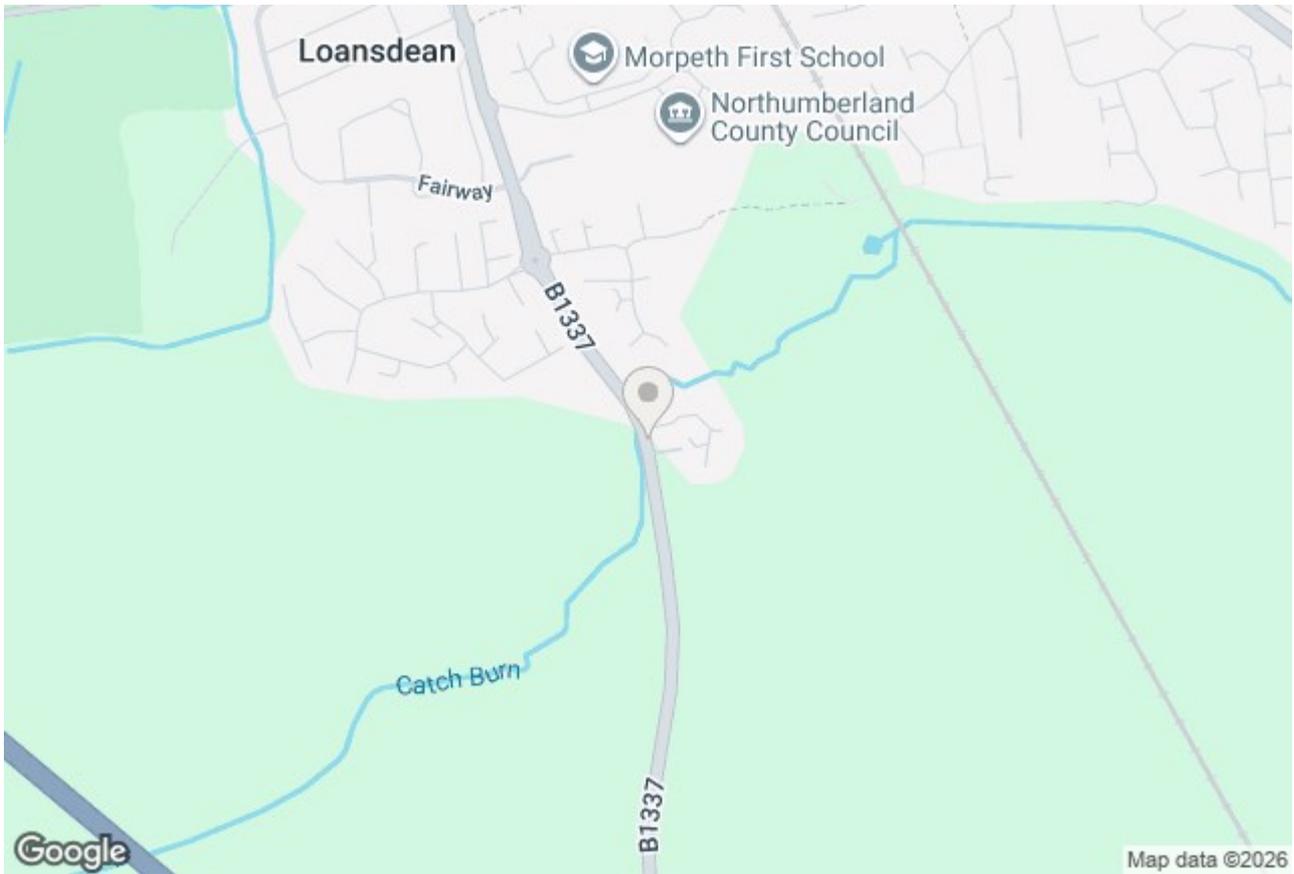
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>99</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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