

8 HOLLY AVENUE MORPETH NORTHUMBERLAND NE61 2QX



PROPERTY TO LET

- THREE BEDROOMS
- GARAGE
- GAS CENTRAL HEATING
- END LINK HOUSE
- DOUBLE GLAZING
- GARDENS

£1,000 Per Calendar Month

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A well appointed three bedroomed end link house on the edge of the popular Kirkhill estate. The accommodation briefly comprises: Entrance porch, entrance hall with cloakroom/WC, living room, dining room, kitchen. First floor landing, three bedrooms, bathroom/WC. Externally, there are gardens to the front, side and rear with a single car garage and brick built outbuilding.

GROUND FLOOR:

ENTRANCE PORCH

UPVC double glazed door and window.

ENTRANCE HALL AND STAIRS

UPVC double glazed window. Internal door. Meter cupboard. Cloaks cupboard. Radiator.

CLOAKROOM/WC

Close coupled WC, wall mounted wash hand basin and understair storage cupboard.



LIVING ROOM

9'4" (plus alcove) x 13'3" (2.87m (plus alcove) x 4.04m)

UPVC double glazed window. One radiator. Living flame gas fire with feature fire surround. Through to dining room.



DINING ROOM

8'1" x 10'11" (2.48m x 3.33m)

UPVC double glazed patio doors to rear garden. Radiator. Opening to kitchen.



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KITCHEN

12'2" x 10'9" (3.72m x 3.29m)

Fitted with a range of wall and floor storage units, tiled splashbacks, stainless steel one and a half bowl single drainer sink unit. Gas hob and electric oven. Integral fridge and freezer. Integral washing machine. Integral microwave. UPVC double glazed window. Ceiling spotlights.



FIRST FLOOR LANDING

Access to roof space via a timber folding ladder. UPVC double glazed window.

BEDROOM ONE (FRONT)

9'11" x 13'0" (max) (3.03m x 3.98m (max))

Measurements include fitted bedroom furniture.

UPVC double glazed window. Fitted bedroom furniture. One radiator. Moulded door.



BEDROOM TWO

11'0" x 11'3" (3.36m x 3.43m)

UPVC double glazed window. One radiator. Moulded door.



BEDROOM THREE

7'2" x 9'8" (2.2m x 2.96m)

Measurements include built in bedroom furniture.

UPVC double glazed window. One radiator. Moulded door. Built in bedroom furniture.



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BATHROOM/WC

9'8" (max) x 8'0" (max) (2.95m (max) x 2.44 (max))

Irregular shaped.

Shower cubicle with mixer shower, panelled bath with shower head attachment, WC with concealed cistern and vanity wash hand basin. One radiator. UPVC double glazed window. Underfloor heating.



EXTERNAL

Gardens to the front, side and rear of the property. Single car garage. Brick built outbuilding.



VIEWING ARRANGEMENTS

Strictly by appointment through our Rental Department: (01670) 513533 - option 2

RENT & TERMS

£1,000.00 per calendar month exclusive.

Please note that the Tenant(s) is/are to responsible for all utilities and services including Council Tax.

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

£1,000.00 Security Deposit

£1,000.00 One months rent due in advance

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.

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

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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

