

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

6 FONTBURN COTTAGES EWESLEY FONTBURN NORTHUMBERLAND NE61 4PL



- Semi Detached House
- Two Reception Rooms
- Gardens To Front And Rear
- Unfurnished
- Three Bedrooms
- Oil Central Heating
- Rural Location

£595 PCM (exclusive)

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A semi detached house, located near to Fontburn Reservoir. The property with oil central heating briefly offers the following accommodation: Three bedrooms. Bathroom/w.c. Livingroom. Diningroom. Kitchen. Gardens to the front and rear. Parking space.

ACCOMMODATION

FIRST FLOOR

LANDING

With access to roof void. UPVC double glazed window. Thermostatic radiator. Built in linen cupboard.

BEDROOM ONE (REAR)

12'5" x 11'11" (3.79 x 3.62)

UPVC double glazed windows. Thermostatic radiator. Built in wardrobes. Panelled door.



BEDROOM TWO

8'8" x 12'7" (2.63 x 3.83)

UPVC double glazed windows. One thermostatic radiator. Built in wardrobe. Panelled door.



BEDROOM THREE

9'3" maximum x 7'5" (2.82 maximum x 2.27)

'L' shaped.

UPVC double glazed window. Thermostatic radiator. Overstair storage cupboard. Panelled door.



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BATHROOM/W.C

6'0" x 5'5" (1.84 x 1.66)

Bathroom suite, comprising: Panelled bath with overbath mixer shower, pedestal wash hand basin and close coupled w.c. Extractor fan. UPVC double glazed window. Thermostatic radiator. Panelled door.



GROUND FLOOR

ENTRANCE HALL AND STAIRS

Two cloaks cupboards. One radiator.

DININGROOM

9'7" into alcoves x 12'5" (2.92 into alcoves x 3.79)

UPVC double glazed window. One radiator. Fireplace with timber fire surround (flue boarded over). Panelled door.



LIVINGROOM

12'0" plus alcoves x 12'6" (3.66 plus alcoves x 3.80)

Two radiators. Multi fuel room heater. Panelled door.



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KITCHEN

18'8" maximum x 9'1" maximum (5.68 maximum x 2.78 maximum)

'L' shaped.

One radiator. UPVC double glazed windows. Wall and floor storage units. Stainless steel single drainer sink unit. Tiled flooring. Panelled door.



REAR ENTRANCE LOBBY

One radiator.

GROUND FLOOR W.C

W.C with low level cistern. UPVC double glazed window. One radiator. Ledged batton door.

BOILER ROOM

UPVC double glazed window with 'Worcester Heatslave 18/25' oil boiler serving the domestic hot water and central heating service. Ledged batton door.

EXTERNAL ACCOMMODATION

GARDENS

To front and rear.

PARKING SPACE

RENT & TERMS:

£595.00 per calendar month exclusive.

Please note that the Tenant(s) is/are to responsible for all utilities and services including Council Tax. A minimum of six months Assured Shorthold Tenancy.

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

£595.00 Security Deposit

£595.00 One months rent due in advance

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

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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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.


VIEWING:

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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