RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

24 BULLERS GREEN MORPETH NORTHUMBERLAND NE61 1DF

PROPERTY TO LET

- Town Centre Location
- Recently Renovated
- Off Street Parking & Enclosed Patio Garden
- Tenure: Freehold
- Services: Mains Gas, Electric, Water, Drainage & Sewerage
- Three Bedrooms
- Double Glazing & Gas Central Heating
- EPC: E
- Council Tax Band: C
- Cost of broadband included in rent

£1,350 PCM (exclusive)

25 Newgate Street, Morpeth, Northumberland, NE61 1AW
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01670 513533
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A rare opportunity to rent a beautifully renovated home right in the heart of Morpeth town centre – properties like this don't come along often!

This stunning home perfectly blends modern living with original character features, creating a stylish and welcoming space throughout.

The ground floor offers a spacious open-plan kitchen diner, ideal for entertaining, complete with integrated dishwasher, gas hob, electric oven, plus a freestanding washing machine, tumble dryer, and American fridge freezer – all included. A separate lounge provides a cosy space to relax and completes the ground floor.

Upstairs, you'll find three generously sized bedrooms along with a contemporary family bathroom.

Externally, the property really stands out – benefiting from off-street parking (a true rarity in the town centre) and an enclosed patio garden, perfect for low-maintenance outdoor living.

Located in the heart of Morpeth, with shops, restaurants, and transport links right on your doorstep.

Cost of 'Virgin Media Gig1 Full Fibre Broadband' included in rent.

ENTRANCE LOBBY & STAIRS

LOUNGE

15'5" x 15'3" iregular shape (4.7 x 4.67 irregular shape)
A large main reception room with a double glazed window to the front, feature fire place with electric fire and storage cupboards and shelves to the alcoves and radiator . Large understair storage cupboard.

DINING ROOM

10'9" to chimney breast x 12'0" (3.3 to chimney breast x 3.68)
Open plan to the kitchen with a feature fire place with electric fire, double glazed window to the side, radiator and open plan access to the kitchen.

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KITCHEN

11'2" x10'9" (3.42 x3.29)

Fitted with a range of kitchen units with double sink unit and mixer tap and integral gas hob, electric oven and dishwasher There is also a freestanding washing machine, dryer and american style fridge freezer. Double glazed window to the rear, radiator and an external door providing access to the rear courtyard.

FIRST FLOOR LANDING

UPVC double glazed window to the rear and a radiator.

BEDROOM ONE

15'5" x 15'2" (4.7 x 4.64)

UPVC double glazed window to the front and a radiator.

BEDROOM TWO 'L' SHAPE

14'9" max x 15'3" max (4.5 max x 4.67 max)

UPVC double glazed windows to the front, radiatior.

BEDROOM THREE

7'10" x 12'0" (2.4 x 3.66)

UPVC double glazed window to the rear, radiator.

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BATHROOM/WC

7'10".m. x 12'0" (2.4.m. x 3.66)
Fitted with a w.c., pedestal wash-hand basin and a panelled bath with mixer shower over. UPVC double glazed window to the rear and a radiator.

EXTERNALLY

The rear of the property has a secure, enclosed patio garden which can be accessed from the kitchen and from the parking area with lockable gate. Off street parking is available in the arch to the side of the property .

VIEWING ARRANGEMENTS

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

RENT & TERMS

£1350.00 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:
£1350.00 Security Deposit
£1350.00 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.

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,

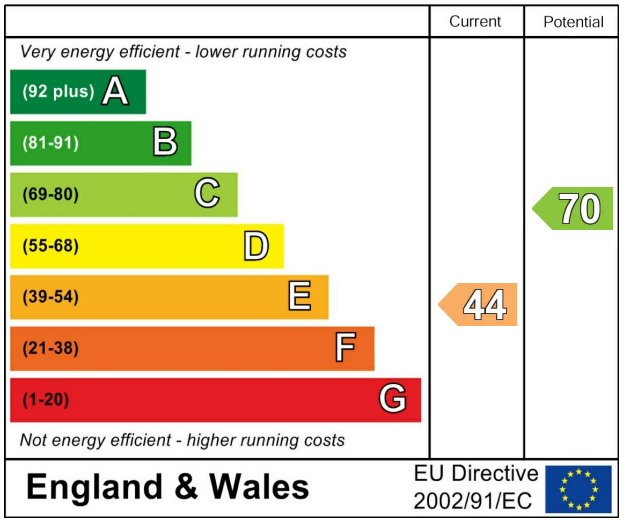
Then they will be liable for the reasonable costs incurred by the Landlord and his Agent up to the value of the Holding Deposit.

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:

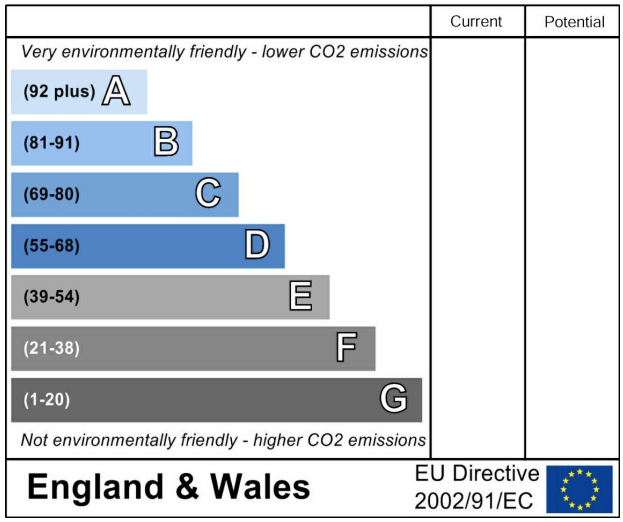
1. Costs of any references or credit checks sought
2. Costs of any administration undertaken to prepare for the tenancy
3. Costs of re-advertising the property to let
4. Costs of any guarantor agreements
5. Costs, in lieu of rent, of keeping the property empty for the tenant

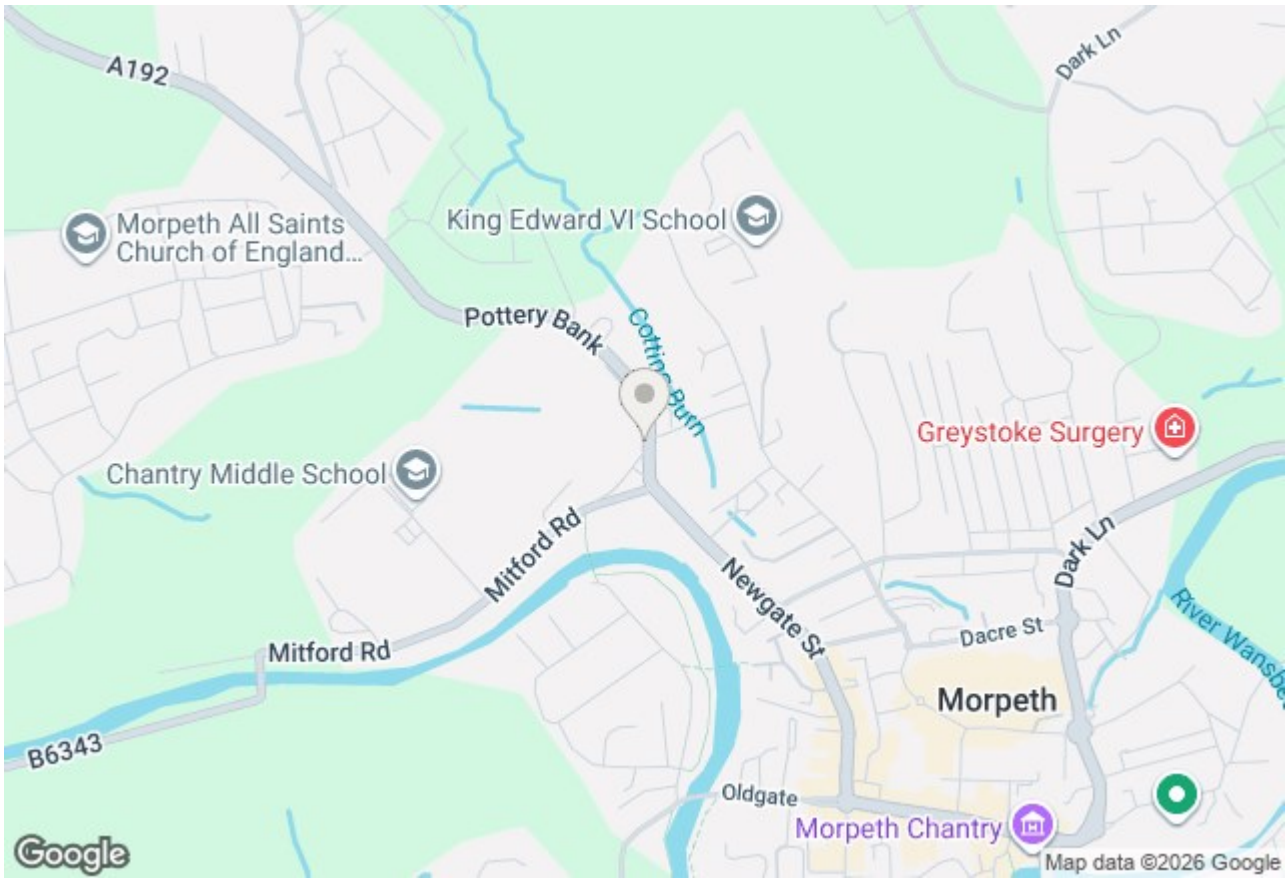
Should a proposed Tenant be uncertain regarding any of the above terms, they should seek legal advice before entering into agreement.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating





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