

63 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JX



PROPERTY TO LET

- SEMI-DETACHED HOUSE
- GROUND FLOOR W.C.
- UPVC DOUBLE GLAZED WINDOWS
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- KITCHEN / BATHROOM
- ENERGY RATING C71

£600 PCM (exclusive)

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We are pleased to offer this attractive semi-detached property to let. The property is situated in prominent position overlooking North Seaton Road. Accommodation comprises: Two double bedrooms, lounge with bay window, attractive open plan modern diner / kitchen, conservatory extension and separate utility room with useful ground floor WC off. Externally there are Gardens to front and rear. The property benefits from gas central heating and UPVC double glazed windows.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed door, one radiator, under-stair cupboard plus recess.

LIVINGROOM

10'11" x 12'11" (3.33m x 3.94m)

Bow UPVC double glazed window. One radiator.



OPEN PLAN KITCHEN / DINER

17'8" x 8'11" (5.38m x 2.72m)

modern wall and floor units, incorporating built-in electric oven with ceramic hob, integrated refrigerator and freezer, ceramic tile splash-backs, laminate flooring, wall mounted 'Potterton Apollo' combination boiler serving domestic hot water and central heating service, one double radiator. French door leading to:-



REAR CONSERVATORY



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SEPARATE UTILITY

6'6" x 5'0" (1.98m x 1.52m)

Fitted bench, tiled flooring, plumbing for washing machine, UPVC door to front.



W.C. OFF

Suite comprises: low level toilet unit, pedestal wash-hand basin, one radiator and panelled interior.



FIRST FLOOR

LANDING

with built-in linen cupboard.

BEDROOM ONE

14'1" x 10'4" (4.29m x 3.15m)

One radiator, two UPVC double glazed windows, over stair wardrobe and panelled door.



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BEDROOM TWO

9'1" x 12'0" (2.77m x 3.66m)

One radiator, UPVC double glazed window, panelled door.



BATHROOM/W.C

8'4" x 5'5" (2.56 x 1.67)

Modern white suite comprises: panelled bath with over-bath flexible shower attachment, pedestal wash hand basin and close coupled w.c.. Part tiled interior, one radiator, UPVC double glaze window, panelled door.



OUTSIDE ACCOMMODATION

FRONT GARDEN

GOOD SIZED GARDEN TO REAR

with pleasant aspect.



RENT & TERMS

£600.00 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 PRIOR TO THE COMMENCEMENT OF THE TENANCY:

£600.00 Security Deposit

£600.00 One months rent due in advance

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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.

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.

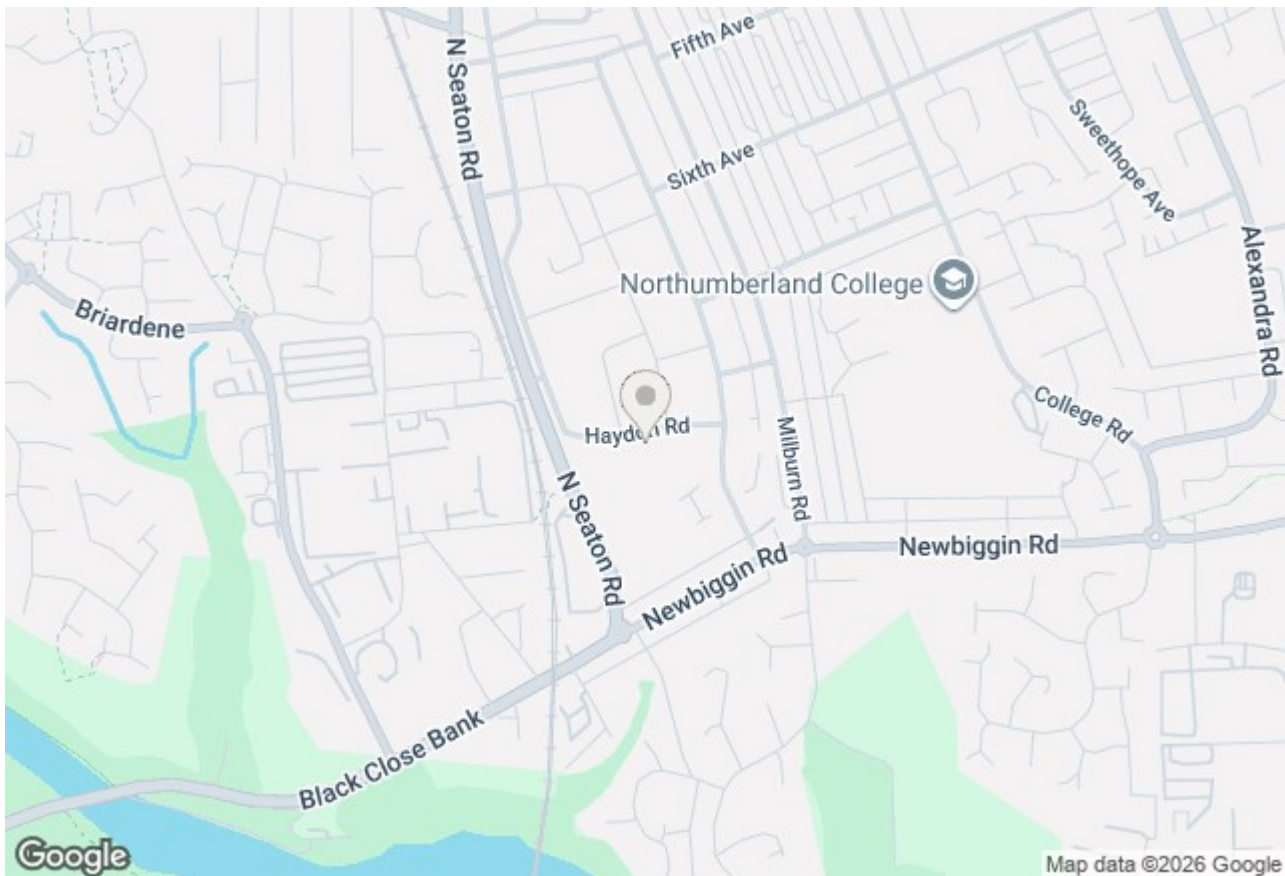
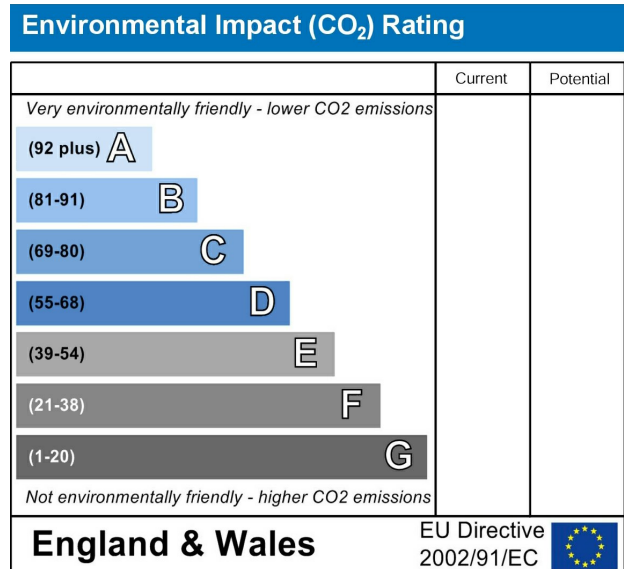
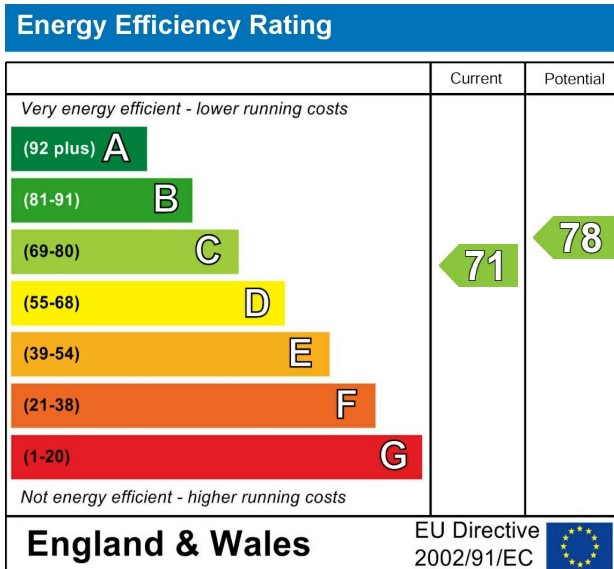
The following costs will be deducted from the Holding Deposit. Any surplus of the Holding Deposit will be returned to the Prospective Tenant, without interest, as soon as possible. A refund to any one of the joint and several Prospective Tenants will be considered adequate as a total refund to all concerned. 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.

RENTAL: VIEWING ARRANGEMENTS

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



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