

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

14 WESTFIELD KIRKHILL MORPETH NORTHUMBERLAND NE61 2RG



PROPERTY TO LET

- Semi Detached Bungalow
- Gas Central Heating
- Gardens To Front And Rear
- Two Bedrooms
- Attached Garage
- EPC Rating D64

£975 PCM (exclusive)

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A well appointed, unfurnished semi detached bungalow located on the popular residential Kirkhill Estate. The property benefits from gas central heating, double glazing, well appointed kitchen and shower room/WC, low maintenance gardens and single car garage.

ENTRANCE PORCH

UPVC double glazed window and door.

ENTRANCE HALL

One radiator. Cloaks cupboard.

LIVING ROOM

11'1" (max) x 13'10" (3.38m (max) x 4.24m)

UPVC double glazed window. One thermostatic radiator. Gas fire with timber surround and stone back and hearth.



BEDROOM ONE

10'9" x 11'9" (3.3m x 3.6m)

UPVC double glazed window. One radiator.



BEDROOM TWO

8'7" x 10'10" (2.64m x 3.32m)

UPVC double glazed window. One radiator.



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BATHROOM/W.C

6'7" x 5'3" (2.01m x 1.62m)

WC with concealed cistern, vanity wash hand basin and panelled bath with mixer shower over. Ceiling spotlights. UPVC double glazed window. Heated towel rail.



KITCHEN

10'6" x 10'9" (3.21m x 3.3m)

Range of timber fronted wall and floor storage units. Gas hob and electric oven. Stainless steel one and a half bowl single drainer sink unit. Plumbing for automatic washing machine. Glow.worm 30CXI combination boiler serving domestic hot water and central heating service.



SUN ROOM

7'6" (max) x 12'0" (2.3m (max) x 3.67m)

UPVC double glazed windows and door to rear garden. One radiator.



EXTERNAL

Gardens to the front and rear of the property.



SINGLE CAR GARAGE

Attached single car garage.

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RENT & TERMS:

£975.00 per calendar month exclusive.

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

£975.00 Security Deposit

£975.00 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.

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

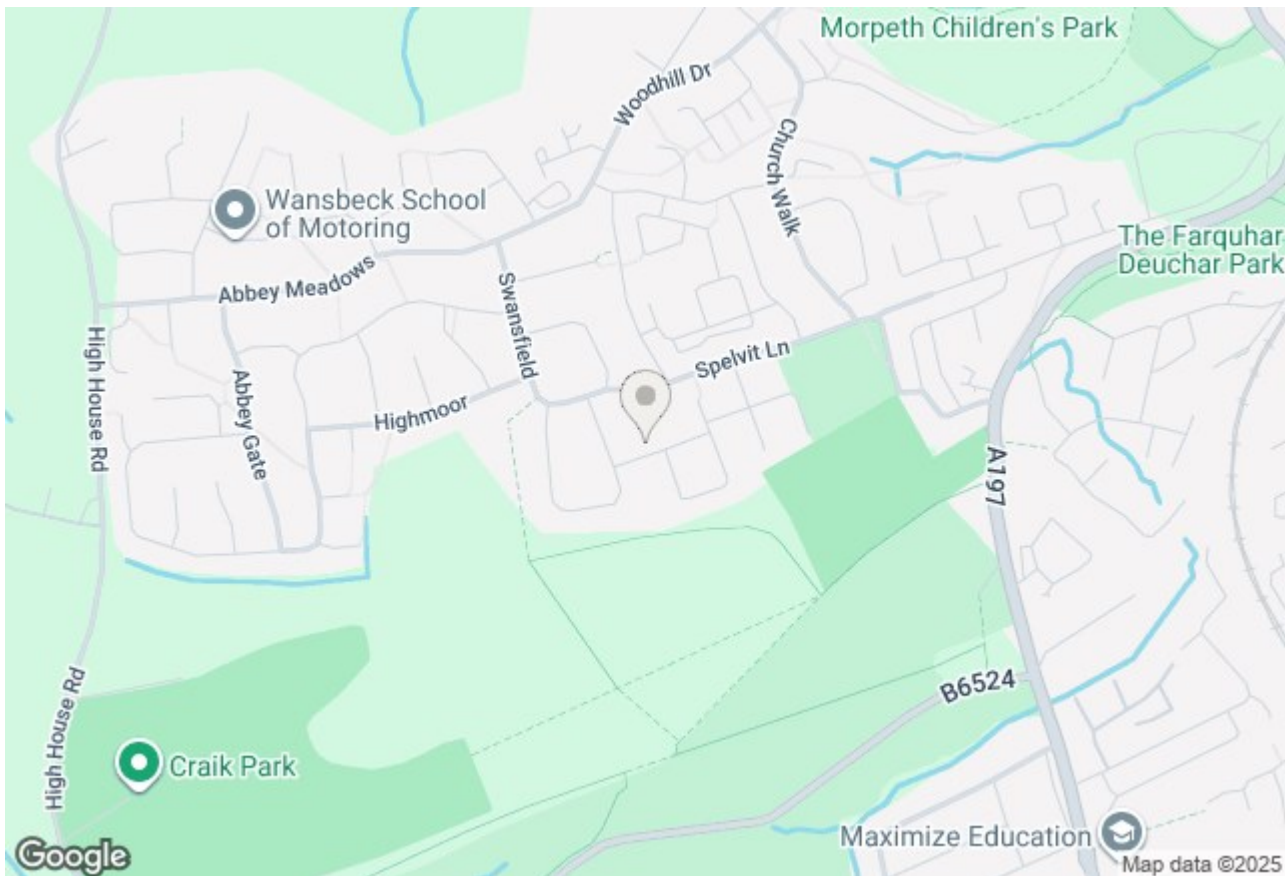
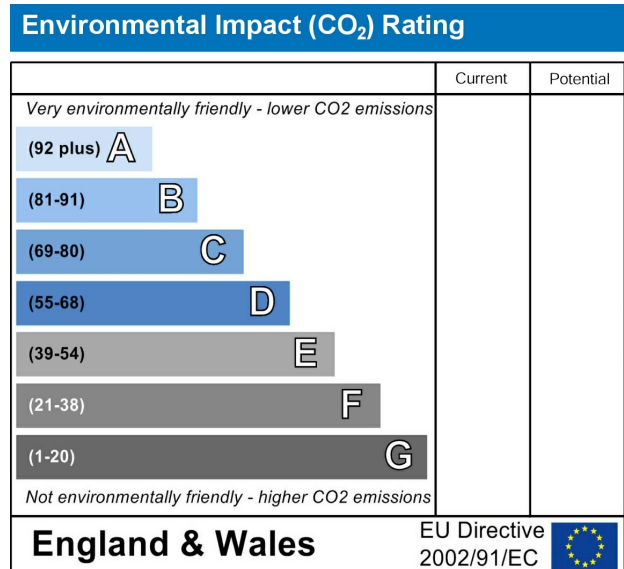
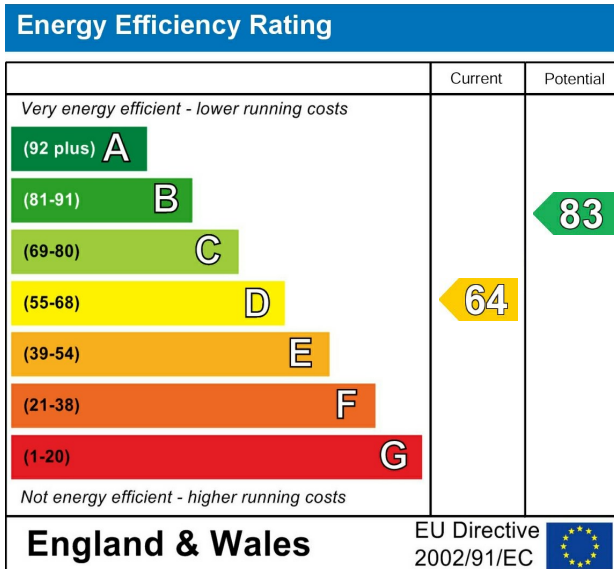
Should a proposed Tenant be uncertain regarding any of the above terms, they should seek legal advice before entering into agreement.

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VIEWING:

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





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