

**73 BEATRICE STREET ASHINGTON NORTHUMBERLAND NE63 9BS**



**PROPERTY TO LET**

- MID TERRACE
- NEWLY FITTED CARPETS
- EPC D
- TWO BEDROOMS
- REFITTED KITCHEN AND BATHROOM
- COUNCIL TAX BAND A

**£650 PCM (exclusive)**

# 73 BEATRICE STREET ASHINGTON NORTHUMBERLAND NE63 9BS

Located on Beatrice Street in the town of Ashington, this mid-terrace house offers a perfect blend of modern living and convenience. With two bedrooms, this property is ideal for small families.

Upon entering, you are welcomed into a spacious reception room with newly fitted carpets. The property benefits from gas central heating, double glazing and a newly fitted modern kitchen and bathroom.

Situated within walking distance to the town centre, residents will enjoy easy access to a variety of shops, cafes, and the new trainline making an easy commute to Newcastle city centre.

## GROUND FLOOR

### ENTRANCE LOBBY

Upvc double glazed entrance door, stairs to first floor, door to:-

### LIVING ROOM

*15'11" x 18'8" max to recess (4.85 x 5.69 max to recess)*

Upvc double glazed window to front, fire surround, marbled hearth, gas fire, new carpet flooring, arched alcoves, radiator. Door to:-

### REAR LOBBY

built in cupboard, Upvc double glazed door to rear yard, Doors off to kitchen and to bathroom.

### KITCHEN

*10'3" x 8'3" (3.12 x 2.51)*

Fitted base and wall units with complimenting work tops, single drainer stainless steel sink unit, plumbing for automatic washer, double radiator, Upvc double glazed window to rear.

### BATHROOM/TOILET

*7'1" x 7'11" + cupboard (2.16 x 2.41 + cupboard)*

comprising panelled bath, pedestal wash basin and close coupled w.c., overbath electric shower fitted, upvc cladding to the walls, radiator, Upvc double glazed window. Built in double cupboard with hot water tank.

## FIRST FLOOR

### LANDING

Upvc double glazed window, new carpet flooring.

### BEDROOM 1

Radiator, Upvc double glazed window to front, new carpet flooring.

### BEDROOM 2

*12'8" x 9'1" (3.86 x 2.77)*

An "L" shaped room maximum sizes shown. Radiator, Upvc double glazed window to front, new carpet flooring.

## EXTERNALLY

### GARDEN TO FRONT

### HIGH WALLED REAR YARD

with double gates for on site parking. Brick stores.

## RENT & TERMS

£650.00 per calendar month exclusive.

Please note that the Tenant(s) is/are responsible for all utilities and services including Council Tax. Minimum period of twelve months Assured Shorthold Tenancy.

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

£650.00 Security Deposit

£650.00 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](http://www.depositprotection.com)

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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.

## 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.

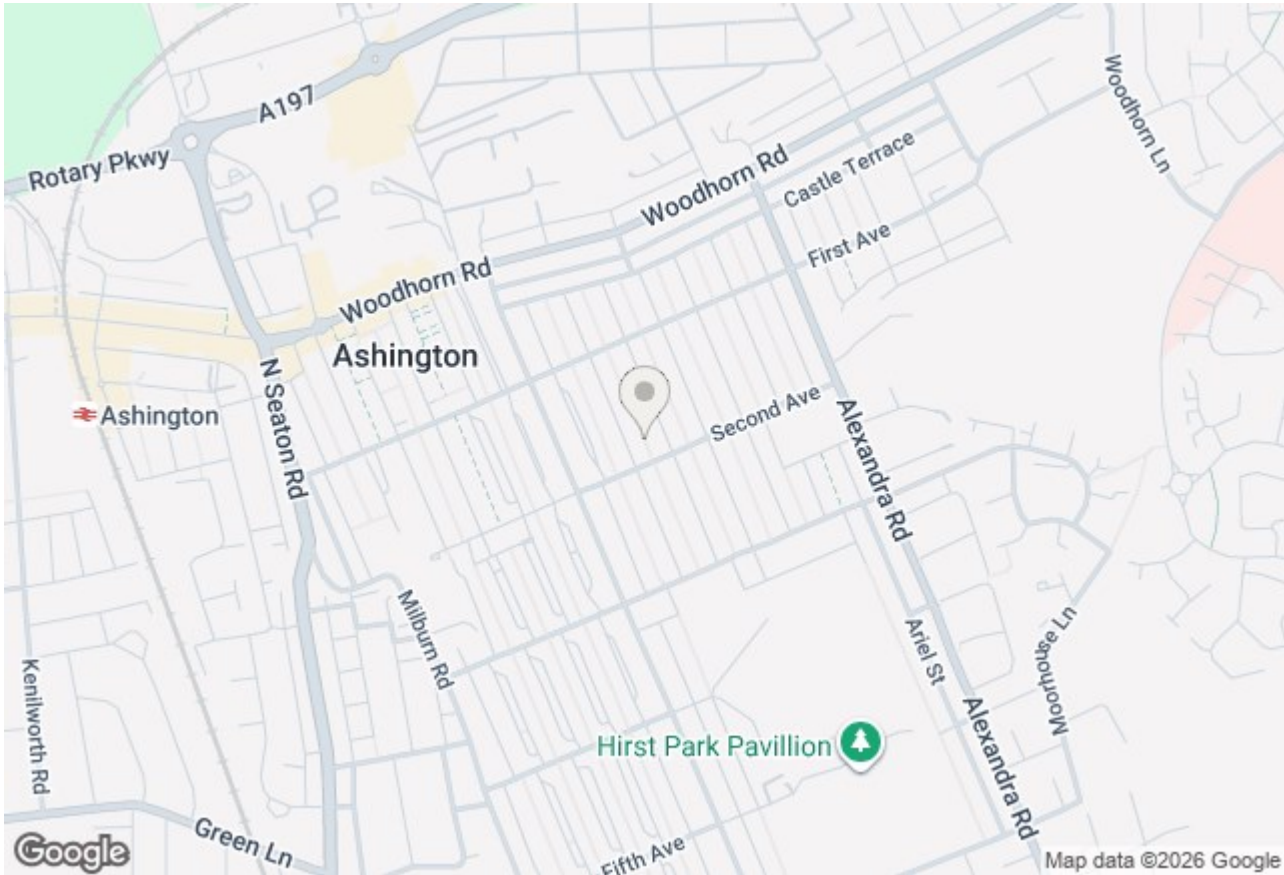
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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