

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

192 NEWBIGGIN ROAD ASHINGTON NORTHUMBERLAND NE63 0TL



PROPERTY TO LET

- Mid Terrace House
- Gas Central Heating
- Front Garden
- EPC rating C
- Two Bedrooms
- Double Glazing
- Unfurnished

£600 PCM (exclusive)

192 NEWBIGGIN ROAD ASHINGTON NORTHUMBERLAND NE63 0TL

A well appointed two bedroom mid terrace house situated in a popular location in Ashington. Viewing highly recommended.

ACCOMMODATION

FIRST FLOOR

LANDING

BEDROOM ONE - FRONT

14'11" max x 13'2" (4.55 max x 4.01)

UPVC double glazed window. One thermostatic radiator. Over stair storage cupboard. Panel door.

BEDROOM TWO - REAR

14'10" x 10'5" (4.53 x 3.18)

UPVC double glazed window. One radiator. Over stair storage cupboard. Panel door.

GROUND FLOOR

ENTRANCE LOBBY

ENTRANCE HALL

One radiator.

LIVINGROOM - FRONT

10'1" + alcoves x 13'0" + bay (3.08 + alcoves x 3.97 + bay)

Cornice ceiling. Electric fire. UPVC double glazed bay window. One radiator. Panel door.

DININGROOM - REAR

12'10" x 10'2" (3.92 x 3.11)

UPVC double glazed window. One radiator. Under stair storage cupboard. Alcove cupboard with 'Ideal Logic Plus' combination boiler serving the domestic hot water and central heating system.

KITCHEN

7'10" x 8'4" (2.40 x 2.53)

UPVC double glazed window and door. Range of wall and floor storage units. Stainless steel single drainer sink unit.

Integrated oven, hob and extractor fan. One double radiator.

BATHROOM/W.C

7'10" x 4'6" (2.40 x 1.38)

UPVC double glazed window. Extractor fan. White suite comprising: Pedestal wash hand basin, panelled bath with shower head attachment and close coupled w.c. Tiled splashbacks. One radiator.

EXTERNAL ACCOMMODATION

FRONT GARDEN

REAR YARD

LANDLORD SPECIFICATIONS

The Landlord has the following specifications:

No pets.

No housing benefit recipients.

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. 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:

£600.00 Security Deposit

£600.00 One months rent due in advance

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.

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

VIEWING:

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

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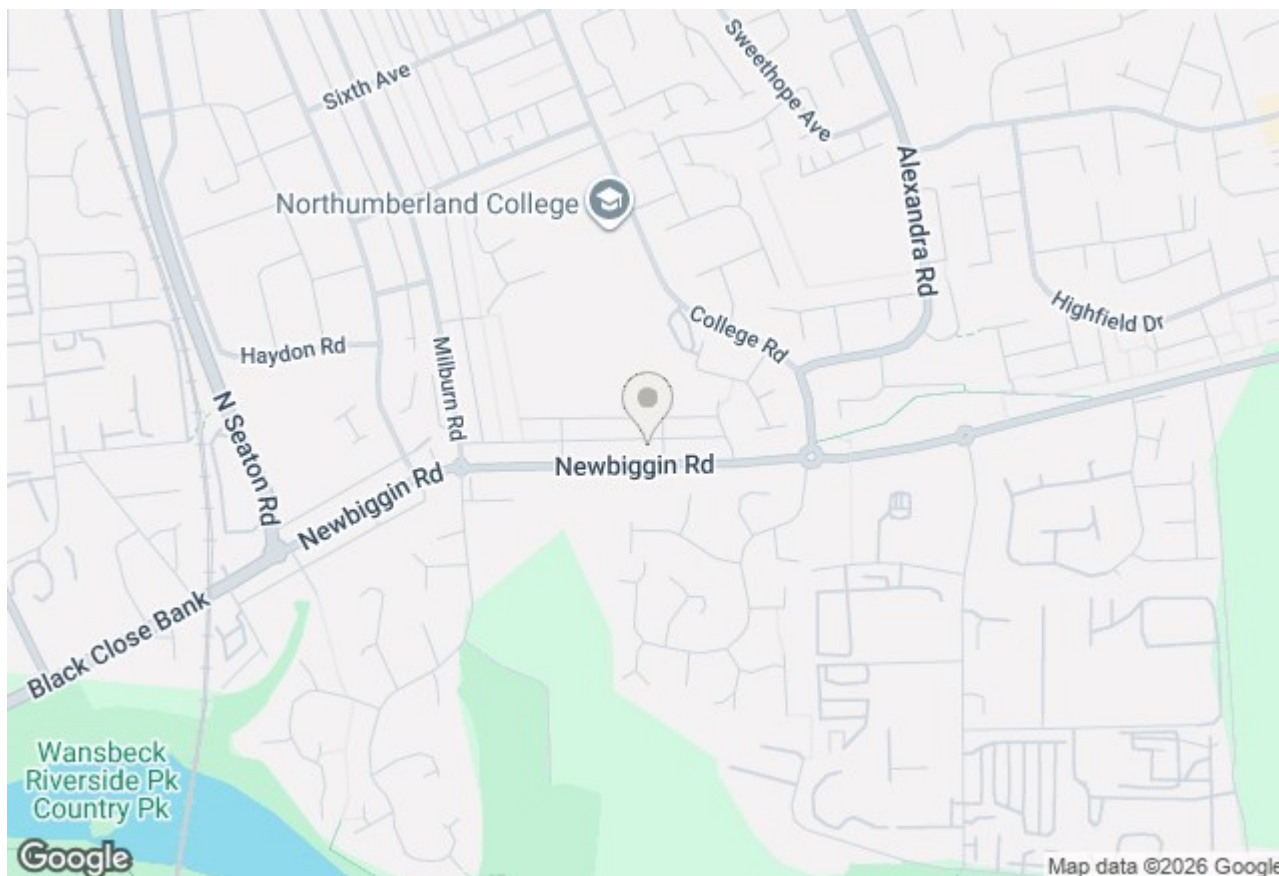
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	71	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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