

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

## 16 WOODHORN CRESCENT NEWBIGGIN BY THE SEA NORTHUMBERLAND NE64 6JD



### PROPERTY TO LET

- THREE BEDROOMS
- UNFURNISHED
- EPC RATING C70
- AVAILABLE MID JANUARY 2026
- MID TERRACED HOUSE
- WELL APPOINTED
- COUNCIL TAX BAND A

**£800 PCM (exclusive)**

# 16 WOODHORN CRESCENT NEWBIGGIN BY THE SEA NORTHUMBERLAND NE64 6JD

Well appointed three bedroomed mid terraced house. The property benefits from an open plan kitchen/diner through to the living room, as well as gas central heating and double glazing throughout.

The accommodation comprises: Entrance lobby and stairs, living room, kitchen/diner, utility room, first floor landing, three bedrooms and bathroom/WC.

Externally, there is a small front garden and rear yard with parking for one small car.

The property will be let unfinished and will be available from mid January 226.

## ENTRANCE LOBBY AND STAIRS

One thermostatic radiator. UPVC double glazed door.

## LIVING ROOM

13'3" (max) x 12'3" (max) (4.06m (max) x 3.75m (max))

UPVC double glazed window. One thermostatic radiator.



## KITCHEN/DINER

16'4" (max) x 11'1" (max) (5m (max) x 3.38m (max))

Range of wall and floor storage units, stainless steel single drainer sink unit, integral electric hob with cooker hood, electric oven, integral fridge/freezer and dishwasher. UPVC double glazed window. One radiator. Understair storage cupboard.



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## UTILITY ROOM

5'11" x 7'2" (1.82m x 2.2m)

Range of wall and floor storage units, plumbed for automatic washing machine, UPVC double glazed window, Vokera central heating boiler, UPVC rear door.



## FIRST FLOOR LANDING

### BEDROOM ONE

9'9" x 13'10" (max) (2.98m x 4.23m (max))

UPVC double glazed window and thermostatic radiator.



### BEDROOM TWO

10'8" (max) x 11'11" (3.26m (max) x 3.64m)

UPVC double glazed window and thermostatic radiator.



### BEDROOM THREE

9'11" (max) x 10'10" (max) (3.04m (max) x 3.31m (max))

UPVC double glazed window and one radiator.





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## BATHROOM/WC

5'6" x 6'5" (1.7m x 1.96m)

Bathroom suite comprising: vanity wash hand basin, WC with concealed cistern and panelled bath with shower over. Heated towel rail, ceiling spotlights and UPVC double glazed window.



## EXTERNAL

Small front garden and rear yard with parking for one small car.



## RENT AND TERMS

£800.00 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:

£800.00 Security Deposit

£800.00 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 0870 7071707 or accessing their web site at [www.depositprotection.com](http://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.

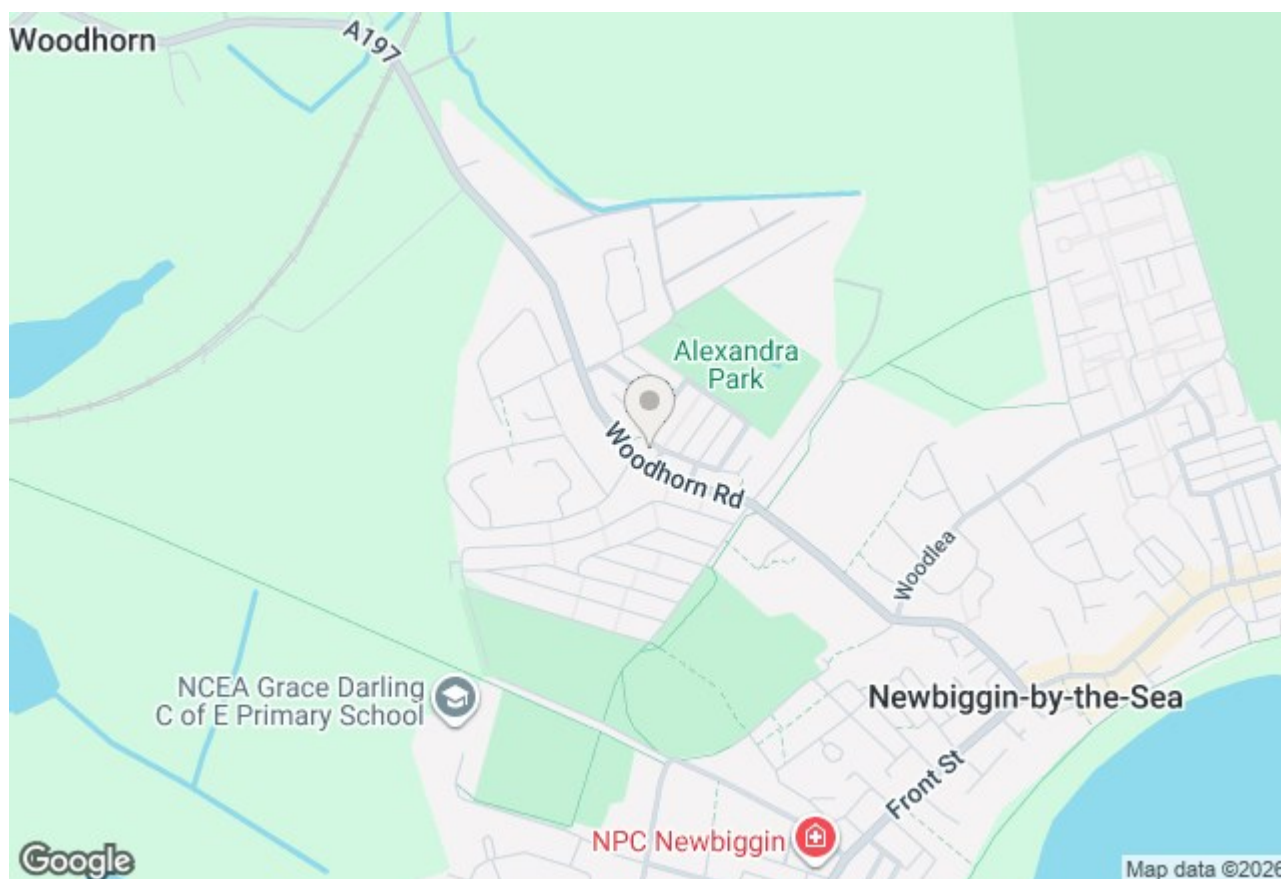
This information will be required upon payment of the holding deposit and prior to the reference checks being carried out.

## VIEWINGS

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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