

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

5 LOUVAIN TERRACE CHOPPINGTON NORTHUMBERLAND NE62 5QU



PROPERTY TO LET

- Refurbished mid terrace house
- Three bedrooms
- Refitted kitchen
- Double glazing
- Well decorated
- Refitted bathroom
- Gas central heating
- EPC rating D

£800 PCM (exclusive)

5 LOUVAIN TERRACE CHOPPINGTON NORTHUMBERLAND NE62 5QU

A well appointed three bedroomed property available for let. The property benefits from a refitted kitchen and bathroom suite, gas fired central heating system via radiators and double glazing. The property has a small, easily manageable front gardens and an enclosed rear yard.

GROUND FLOOR

ENTRANCE HALL AND STAIRS

UPVC front door. One radiator.

LIVINGROOM - FRONT:

12'5" into alcove x 14'10" into bay (3.79m into alcove x 4.54m into bay)

One double radiator. Electric fire with feature fire surround.



DININGROOM:

16'11" x 9'2" (5.16m x 2.8m)

UPVC double glazed window. One radiator. Alcove cupboard. Understair storage cupboard.



KITCHEN:

8'9" x 11'6" (2.68m x 3.51m)

Range of cream coloured wall and floor storage units. Stainless steel 1 1/2 bowl single drainer sink unit. Gas hob with cooker hood. Electric oven. Integral fridge and freezer. UPVC double glazed window and rear door.



FIRST FLOOR:

LANDING

With access to roof void via folding loft ladder.



5 LOUVAIN TERRACE CHOPPINGTON NORTHUMBERLAND NE62 5QU

BEDROOM ONE - FRONT:

11'1" to flue x 11'9" maximum (3.38m to flue x 3.6m maximum)

UPVC double glazed window. One radiator. Built in wardrobe.



BEDROOM TWO - REAR

6'9" to wardrobe x 9'7" maximum (2.06m to wardrobe x 2.94m maximum)

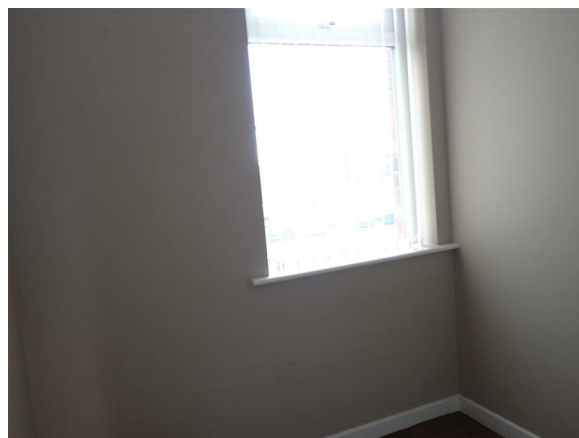
UPVC double glazed window. One radiator. Alcove cupboard with 'Baxi Duo Tec 28 Combi ErP' condensing combination boiler serving the domestic hot water and central heating service.



BEDROOM THREE:

6'4" x 5'10" (1.94m x 1.8m)

UPVC double glazed window. One radiator.



BATHROOM/W.C:

6'3" x 6'6" (1.93m x 2m)

Plastic cladding to ceiling. Ceiling spotlights. White bathroom suite comprising: Close coupled w.c, pedestal wash hand basin and panelled bath with mixer shower over. Heated towel rail. UPVC double glazed window.



EXTERNAL:

SMALL FRONT GARDEN:



5 LOUVAIN TERRACE CHOPPINGTON NORTHUMBERLAND NE62 5QU

ENCLOSED REAR YARD:

RENT & TERMS:

£800.00 per calendar month exclusive. Minimum period of twelve months Assured Shorthold Tenancy.

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:

£800.00 Security Deposit

£800.00 One months rent due in advance (The Holding Deposit will be deducted from this amount)

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 0300 3030030 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.


VIEWING:

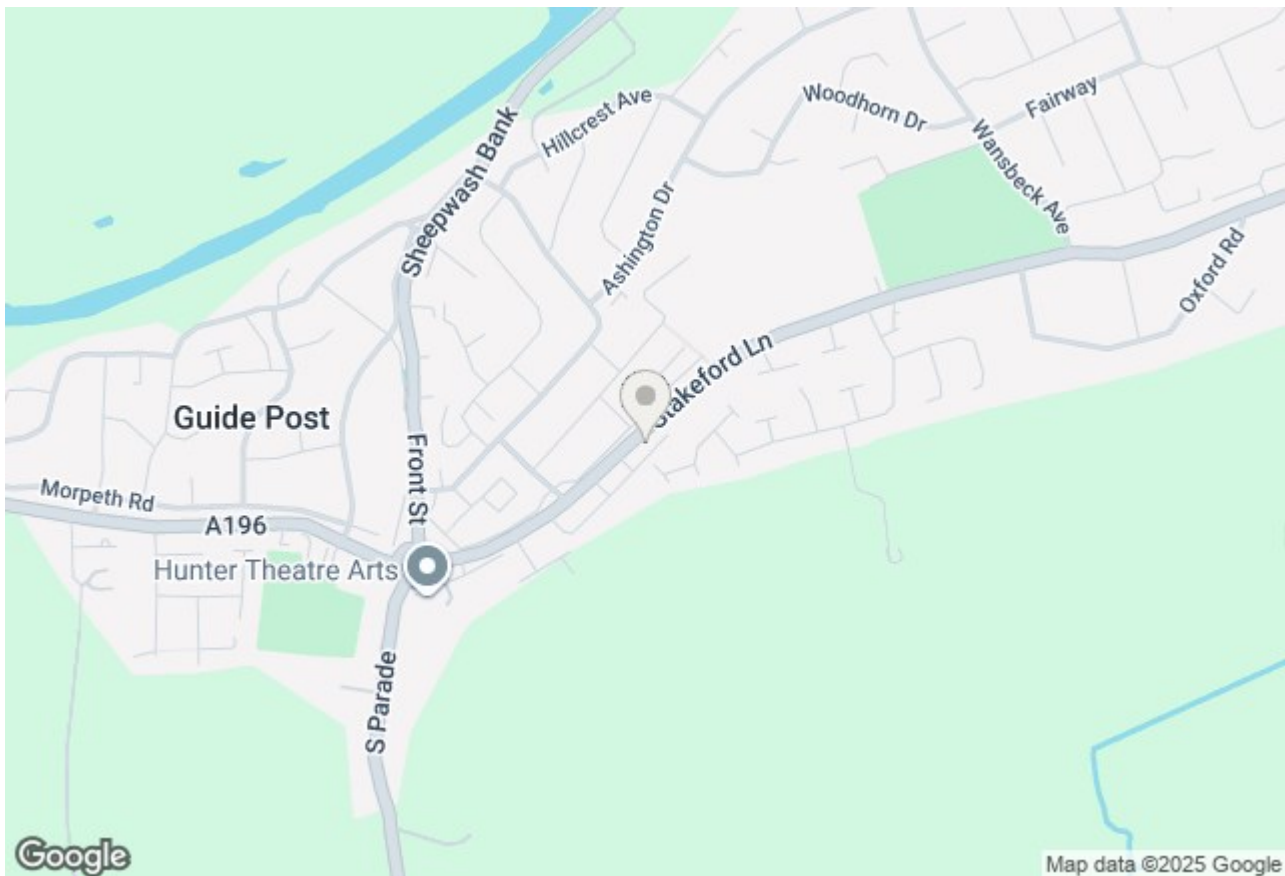
5 LOUVAIN TERRACE CHOPPINGTON NORTHUMBERLAND NE62 5QU

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



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	67	80
(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
		



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com