

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**29 MANOR COURT NEWBIGGIN-BY-THE-SEA NORTHUMBERLAND NE64
6HF**



PROPERTY TO LET

- TWO BEDROOMS
- CUL-DE-SAC LOCATION
- COUNCIL TAX BAND A
- UNFURNISHED
- OFF STREET PARKING
- EPC RATING C

£750 PCM (exclusive)

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A modern two-bedroom end terrace house to be let on an unfurnished basis.

One of the standout features of this property is its proximity to the beach, just a leisurely stroll away - the coastal lifestyle awaits you!

The property benefits from gas central heating and double glazing. Comprises of a entrance hall, fitted kitchen, downstairs WC/cloaks. Spacious lounge, orangery leading out to the garden. First floor landing, two double bedrooms both with fitted wardrobes, bathroom. Externally there is a drive to the front, gated access to the rear via the side, enclosed rear garden.

GROUND FLOOR

HALL

Double glazed door, wood flooring, radiator, storage cupboard.

DOWNSTAIRS WC

Low level wc, wash hand basin, radiator, double glazed window.



KITCHEN

6'11 x 8'2 (2.11m x 2.49m)

Double glazed window, wood flooring, range of wall, drawer and base units with complimenting work tops, electric oven, electric hob with an extractor hood above and chrome splash back, plumbed for washing machine, tiled floor, tiled splash back.



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LOUNGE

15'9 x 13'3 (4.80m x 4.04m)

Double glazed window, wood flooring, two radiators, double glazed French doors.



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ORANGERY

11'11 x 9'5 (3.63m x 2.87m)

Radiator, tiled floor, double glazed door.



FIRST FLOOR



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BEDROOM ONE

8'5 x 11'1 (2.57m x 3.38m)

Two double glazed windows, radiator, fitted wardrobes.



BEDROOM TWO

Double glazed window, radiator, fitted wardrobes.



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BATHROOM

7'3 x 6'4 (2.21m x 1.93m)

Double glazed window, radiator, low level wc, wash hand basin, bath with shower over, tiled floor, tiled splash back.



EXTERNALLY

FRONT

drive to the front, gated access via the side leading to the rear.



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REAR

Enclosed garden to the rear, paved sitting area.



VIEWING

BY APPOINTMENT WITH OUR ASHINGTON MORPETH OFFICE (01670) 513533 (OPTION 2)

RENT & TERMS

£750.00 per calendar month exclusive.

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

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

£750.00 Security Deposit

£750.00 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.

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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

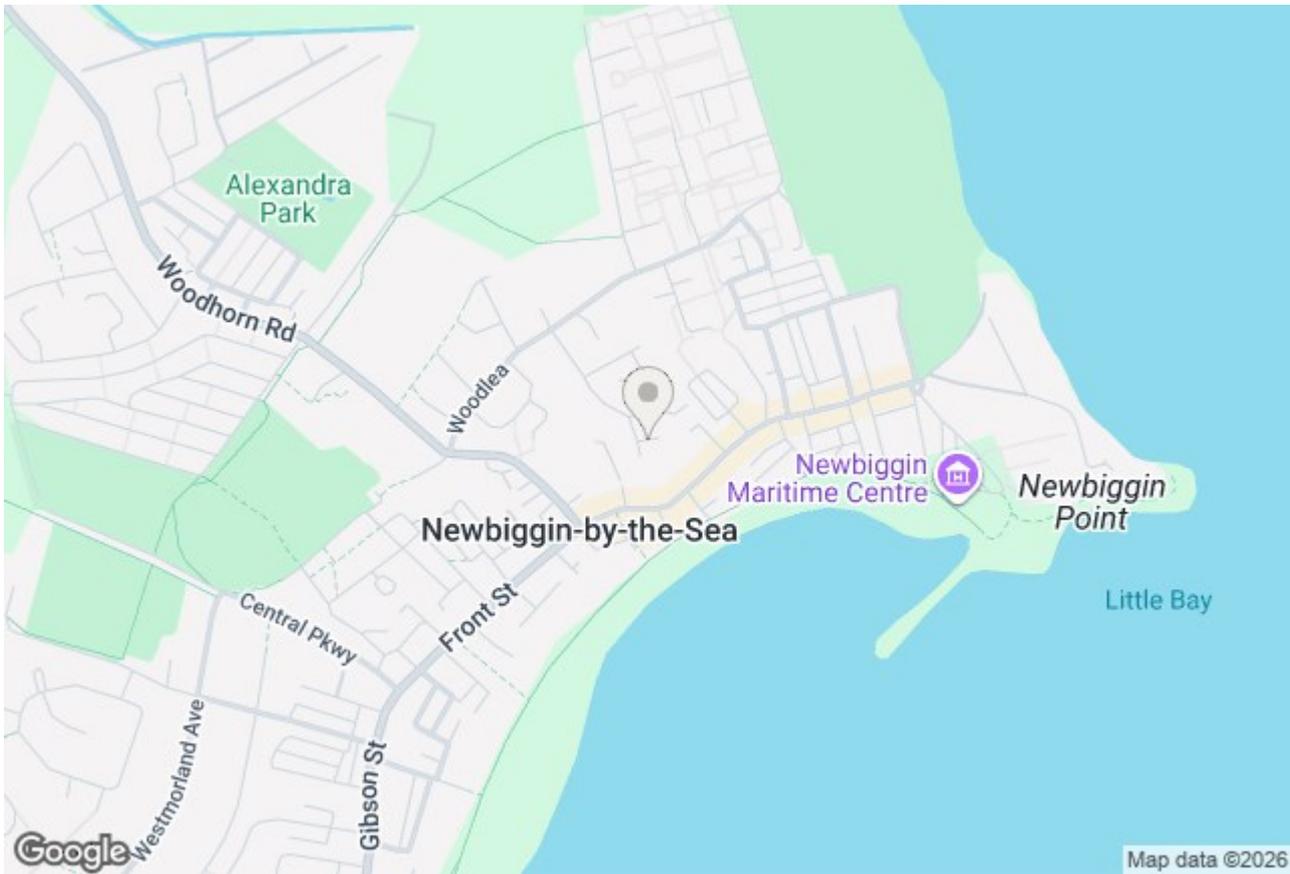
Should a proposed Tenant be uncertain regarding any of the above terms, they should seek legal advice before entering into agreement.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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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