

## TO LET UNFURNISHED

### 2 TOWN FARM COTTAGE, MILBOURNE, PONTELAND, NEWCASTLE UPON TYNE, NE20 0EE



An attractive 3 bedroom semi-detached stone built house in rural location benefiting from full oil central heating, private off-street parking and character outbuilding.

**Property Reference:** MIL/08/01  
**Particulars Prepared:** 03/01/12

#### **Rental**

Offers of rental are invited in the region of £650.00 per calendar month payable monthly in advance. The tenant will be responsible for all other outgoings on the property including Council Tax.

#### **Deposit**

A deposit of £650.00 will be lodged with the Agents prior to the commencement of the tenancy and registered with The Dispute Service Tenancy Deposit Scheme. This sum will be returned on termination, subject to all commitments having been met.

#### **Term**

The property will be available on an Assured Shorthold Tenancy for a term of up to 3 years.

#### **Location**

Travelling from Ponteland: travel north on the A696 for approximately 2.5 miles and take the next left after the Waggon Inn. Travel for approximately 1 mile and turn left at the junction before Holy Saviour Church, the property will be 100m on the left.

#### **Services**

Mains water supply, mains electricity and mains drainage.

#### **Central Heating**

Oil fired boiler to radiators

#### **Council Tax Banding**

The property is in Band D

#### **THE ACCOMMODATION COMPRISES:-**

##### **On the Ground Floor:-**

Utility room / pantry  
Kitchen / dining room  
Living Room

##### **On the First Floor:-**

Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathroom / WC

##### **Outside:-**

Off-street parking, two lean-to stores, cottage garden and character outhouse.

## Viewing

Strictly by appointment with the Agents -

**Land Factor**  
**Bywell Estate Office**  
**Stocksfield**  
**NE43 7AQ**

**Telephone: 01661 843168**  
**Fax: 01661 842838**

**enquiries@landfactor.co.uk**  
**www.landfactor.co.uk**

## PROPERTY MISDESCRIPTIONS ACT

We endeavour to make our particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective tenants and their advisors should satisfy themselves to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fitting and equipment have not been tested.

## Energy Performance Certificate

