

TO LET UNFURNISHED

NEWBROUGH HALL LODGE, NEWBROUGH, HEXHAM



A charming 3 bedroom lodge house, located on the edge of the popular village of Newbrough, with good links to Hexham.

Property Reference: MCE/8/1/3
Particulars Prepared: 19th Jan 2012

Rental

The rent for this property will be £500 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 £500 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 12 months.

Location

Travelling from Hexham, take the A69 towards Carlisle for approximately 2 miles then turn onto the B6319 signposted Newbrough / Fourstones. Follow the road towards Newbrough, past the school on the left hand side. The Lodge house sits on the right hand side of the road, next to the cricket ground.

Services

Private water supply, mains electricity and septic tank drainage.

Central Heating

Multi fuel burner heats the central heating and water throughout the property.

Council Tax Banding

The property is in Band D.

THE ACCOMMODATION COMPRISES:-

On the Ground Floor:-

Entrance Lobby
Living Room with fireplace
Fitted Kitchen
Fitted bathroom
Bedroom One
Bedroom Two with open fire
Bedroom Three with open fire

Outside:-

Ample off-road parking and a good sized garden. Domestic stone outbuildings for storage.

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

There will be an application fee of £50 to cover credit searches, money laundering checks and references if you wish to apply for the property.

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

There will be a tenancy agreement fee of £150 plus vat, payable to the agents upon commencement of the tenancy. The £50 application fee will be redeemable against the tenancy agreement fee.

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

