

TO LET UNFURNISHED

School House, Simonburn, Hexham, NE44 3AJ



A recently refurbished, three bedroomed house adjoining the village hall in the attractive village of Simonburn with beautiful views of the open countryside. Benefitting from full oil central heating and gardens to three sides of the property.

Property Reference: NU/LGA/08/22
Particulars Prepared: 31 October 2011

Rental

Offers of rental are invited in the region of £500.00 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 £500.00 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 12 months.

Location

Hexham 10 miles. Newcastle upon Tyne 27 miles. From Hexham travel north through Acomb and Chollerford. Travel for 3.48 miles and turn left. Take second left signposted Simonburn. Travel over bridge, pass sawmill and the property is the first on your right adjoining the Village Hall.

Services

Mains water supply, mains electricity and septic tank drainage.



Central Heating

Oil fired boiler to radiators

Council Tax Banding

The property is in Band D

THE ACCOMMODATION COMPRISES:-

On the Ground Floor:-

Living Room
Fitted Kitchen
Utility Room
Bathroom/WC

On the First Floor:-

Bedroom 1
Bedroom 2
Bathroom 3

Outside:-

Gardens to three sides of the property.
Domestic outbuildings.

Viewing

Strictly by appointment with the Agents -

Land Factor
Market Place
Haltwhistle
NE49 0PB

Telephone: 01434 320363

Fax: 01434 320675

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

