



2 Rectory Terrace

Simonburn, Hexham, Northumberland, NE48 3AP

TO LET UNFURNISHED
£550.00 PCM
EPC 59 (BAND D)

2 Rectory Terrace Simonburn, Hexham, Northumberland, NE48 3AP

• Wark 3 miles • Hexham 9 miles • Newcastle upon Tyne 27 miles • Carlisle 36 miles

Description

A delightful mid-terrace cottage nestled in a quaint village and overlooking the green. The property has exposed beams and open fire and multi fuel stove (in addition to oil fired central heating) and comes with two generous double bedrooms a first floor bathroom and downstairs shower.

Location

Situated in the village of Simonburn. Approximately 8.5 miles from the market town of Hexham. From Chollerford take the B6320 road to Bellingham before reaching Wark and follow the turning to the left sign posted Simonburn. On entering the village the property can be seen looking onto the village green.

Accommodation

The cottage comprises of two spacious reception rooms and a galley kitchen with a good range of new cream wall and base units, stainless steel sink and sash windows. The property also benefits from a downstairs toilet and shower. On the first floor are two bedrooms and a bathroom with the property in excellent decorative order throughout. A garden is also available to the rear.

Rental

A rent of £550.00 per calendar month will be paid monthly in advance. The tenant will be responsible for all other outgoings on the property including Council Tax.

Deposit

A deposit of £550.00 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.

Central Heating

Oil fired condensing boiler

Services

Mains water supply, electricity and drainage.

Council Tax

The property is in band B

EPC Rating

59 (Band D).

Agents Fees

Nil

Viewings

Strictly by appointment with the Agent.



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Important Notice - Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs).

We endeavour to make our particulars accurate and reliable. However, 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. All area measurements and distances are approximate and for descriptive purposes only. None of the services, fixtures, fittings and equipment has been tested. If there is any point which is of particular importance, please contact the Agent to clarify the information. The Agent assumes no responsibility for any statements made in these particulars.

Property Reference: NU/JA/08
Particulars Prepared: 6 November 2017