



Toad Hall

Bingfield, Newcastle Upon Tyne, NE19 2LE

£600 pcm

Semi detached, character property in a rural location with good access to local services and amenities (Corbridge 6 miles - Hexham 9 Miles).

- Semi Detached House
- Character Property
- Rural Location
- Good access
- Secure parking
- Available immediately
- Council tax band C
- EPC TBC

Tel: 01434 608980

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DESCRIPTION

The opportunity for an individual or couple to rent a semi detached, character property in a rural location with good access to local services and amenities (Corbridge 6 miles - Hexham 9 Miles). The property is a converted, former dairy which is annexed to a farmhouse but has its own privacy and is totally self contained. Access to the property is shared with the farmhouse and secure parking is provided.

ENTRANCE HALL

6'6" x 3'3" (2m x 1m) Access from the front door into a small, internal hall with a tiled floor that has room for coat and boot storage.

LIVING ROOM

32'9" x 16'4" (10m x 5m) A large, light and airy living room with a bay window that forms the core of the property and provides a garden view. The room is heated by two large night storage heaters which can be charged by cheap tariff electricity. There is under stair storage, multiple electrical sockets, a phone point and TV aerial socket.

KITCHEN/BREAKFAST ROOM

13'1" x 9'10" (4m x 3m) A spacious and modern breakfasting kitchen with a tiled floor and fitted units that provide excellent storage. There is an integrated electric oven, fridge and freezer with a washing machine and dryer also concealed within the lower units. There is room for a decent sized table and chairs to provide an eating area. French doors allow access to the rear courtyard area.

BATHROOM

9'10" x 8'2" (3m x 2.5m) Fully tiled bathroom with a corner shower (electric Mira Sport), wash basin and toilet. Heated towel rail and extractor fan.

BEDROOM

Access by stairs from the living room to a large, mezzanine bedroom with excellent built in storage capacity. The room is ventilated by two Velux windows that provide good natural light. There is an electric feature fireplace to provide heating (if needed). Additional loft storage space is also accessible from this room.

GARDEN

There is a small garden courtyard that is accessible from the kitchen to the rear of the property that provides a relaxing space to sit in.

UTILITIES

The property is served by mains water (unmetered). Foul waste goes to a shared septic tank with all property owners making an annual contribution to maintenance and emptying. The property is heated by night storage heaters using a cheap rate, Economy 7 tariff. Hot water is via a cylinder and immersion heater located in a bedroom cupboard. A high-speed broadband (FTTP) connection is available through a mainstream provider. The Tenant will be required to meet all utility charges associated with property.

CHARGES

The tenant will be required to meet all outgoing including council tax band C. The holding deposit, equal to one week's rent is payable upon the start of the application. For all successful applicants any holding deposit will be offset against the security deposit with the agreement of the payee.

DEPOSIT

A deposit of £600 will be required and held in a custodial scheme for the duration of the Tenancy.

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.



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