

Edwin  
Thompson



# TO LET HIGHFIELD LODGE

Whittonstall, Consett DH8 9LQ





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**A deceptively spacious and charming detached two bedroom bungalow, nestled in a rural setting with an attractive enclosed garden.**

**£1,200 Per Calendar Month.**

**Offered exclusively to let by Edwin Thompson.**



# Highfield Lodge, Whittonstall, Consett DH8 9LQ



## BRIEF RESUME

A deceptively spacious and charming detached two bedroom bungalow, nestled in a rural setting with an attractive enclosed garden.

The property offers ample internal living, with the majority of accommodation on one level.

## LOCATION

Highfield Lodge is situated between the hamlets of Whittonstall and Kiln Pit Hill on the Northumberland Border located 17 miles north west of Newcastle-Upon-Tyne and 18 miles north west of Durham.

## DESCRIPTION

The living accommodation is arranged as follows:

Entrance Hallway – with double glazed doors leading to the hallway with doors leading to all rooms.

Master Bedroom – a sizeable room with en-suite, built in wardrobes and dressing room area.

Double Bedroom – with built in wardrobes.

Living Room – a large room with a traditional open fire and double doors leading to the sunroom.

Sun Room – with Patio doors leading to a decked area and rear garden.

Bathroom – with toilet, sink and bath.

Kitchen – with wall and floor mounted units, wood burning stove, electric over and hob.

Utility Room – with wall and floor mounted units, stainless steel sink, W/C and rear room housing the boiler with a back door.

Office / Playroom Area – Stairs leading to a versatile first floor office / playroom.

Externally the property benefits from an enclosed private garden laid mainly to lawn with mature trees, planted borders and a raised timber decked area with a single garage.

## RENTAL

The property is to be let on an Assured Shorthold Tenancy at a rental of £1,200 per calendar month on an unfurnished basis.

## DEPOSIT

A deposit of £1,200 will be payable at the onset of the Tenancy.



## ENERGY PERFORMANCE CERTIFICATE

EPC Rating is E. A copy of the Energy Performance Certificate can be downloaded from the Edwin Thompson website.

## COUNCIL TAX

According to the Valuation Office Website, the property is contained within the Northumberland County Council at a council tax rating of a E. Prospective tenants should check the exact Council Tax payable directly with Northumberland County Council, telephone 0345 600 6400.

## SERVICES

The property is connected to mains water, mains electricity, oil fired central heating and drainage is to a private septic tank.

## VAT

All figures quoted are exclusive of VAT where applicable.

## TENANCY AGREEMENT

The tenant will sign a standard tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the Carlisle office.

## APPLICATIONS

Application forms are available from this office. The successful applicant will be required to provide a holding deposit equivalent to 1 weeks rent of £300.00. This will be non refundable if the tenant withdraws their application.

All applicants **must** be over the age of 18.

## VIEWING

The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP.

Tel: 01228 548385  
Lauren Strand: [l.strand@edwin-thompson.co.uk](mailto:l.strand@edwin-thompson.co.uk)

## NOTES

- Non smokers only to apply
- Pets negotiable

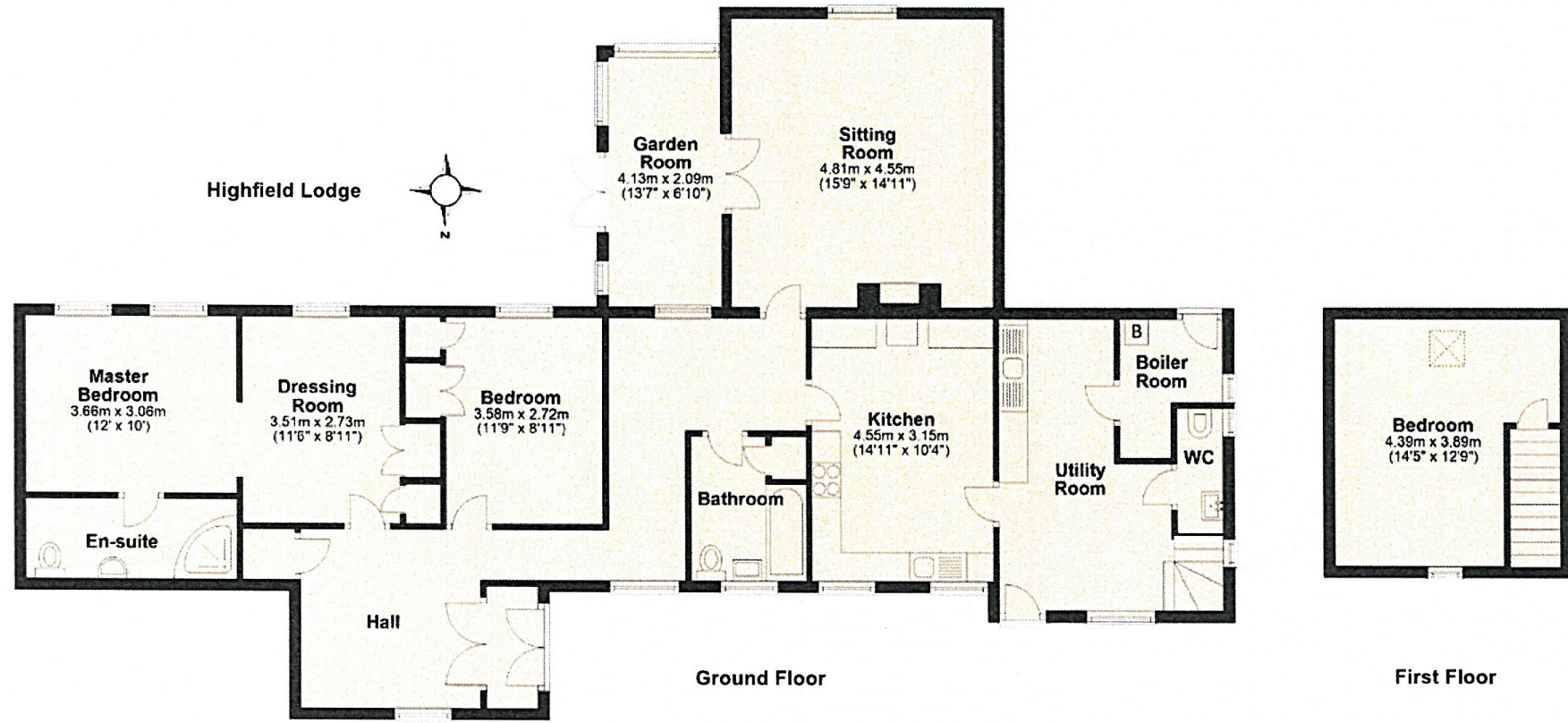
## Tenant Fees - Permitted fees:

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposit (a maximum of 1 week's rent). Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above).
- Payments to change a tenancy agreement eg. change of sharer - £50 or, if higher, any reasonable costs incurred.
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs).
- Utilities, communication services (eg. telephone, broadband), TV licence and council tax.
- Interest payments for the late payment of rent - 3% above Bank of England's annual percentage rate.
- Cost incurred for replacement of lost keys or other security devices.
- Contractual damages in the event of the tenant's default of a tenancy agreement.
- Any other permitted payments under the Tenant Fees Act 2019.

Edwin Thompson LLP is a member of RICS which has a client money protection scheme and is also a member of The Property Redress Scheme which is a redress scheme. You can find out more details on the agent's website: [www.edwinthompson.co.uk](http://www.edwinthompson.co.uk) or by contacting the agent directly on 017687 72988.







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Carlisle Office

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