CROFT VIEW COTTAGE, GREAT WHITTINGTON, NORTHUMBERLAND

£495 per month, Unfurnished + £200 inc VAT tenancy paperwork and inventory fee. Other charges apply*.
A charming stone and slate cottage, refurbished to a high standard, situated in the sought after village of Great Whittington.

Living Room And Kitchen - 7.27m x 3.9m (23'10 x 12'10)
A good range of wall and base units, including a breakfast bar, built in stainless steel electric cooker and hob and built in under counter refrigerator. The living area has a stone inglenook fireplace with multi fuel stove, painted beams and wall lighting.

Bedroom - 4.12m x 3.49m (13'6 x 11'5)
Double bedroom with built in cupboard.

Bathroom
Three piece suite comprising bath with shower over and tiled surround, pedestal wash hand basin and WC. Built in storage cupboard.

External
Small outbuilding providing covered parking and storage.

Services
Mains water, sewage and electricity. Night storage heaters.

Local Authority
Northumberland County Council, Morpeth

Outgoings
The tenant will be responsible for Council Tax and all other charges levied in respect of the occupation of the property.

Deposit
A deposit of £495 will be required in advance, returnable at the end of the tenancy without interest, providing all conditions of the tenancy are fulfilled. If pets are to be housed at the property the landlord will require a double bond to cover extra wear and tear.

Directions
From the Military Road into Great Whittington on reaching the outskirts of the village turn right opposite the village hall. Continue down the lane for approximately 100m and the property is on the left.

Viewing
Strictly by appointment with Savills.
Application

Applicants should be aware of the following:

1. All applications should be made on an application form available from the agent. The form should be completed and returned to the office of the Letting Agents. A fee of £50 per person is required and can be paid either over the telephone to this office or by Cheque/Postal Order, made payable to Savills (UK) Ltd or cash. This payment is non-refundable.

2. An administration fee of £200 will be payable by the applicant once the application has been approved to include a Schedule of Condition. This payment is non-refundable.

3. No pets will be allowed.

Particulars prepared: May 2016
Photographs taken: 2016

Corbridge Lettings
Alison Pugh
ampugh@savills.com
+44 (0) 1434 632 001

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise.

Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £276 (inc VAT), £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example. a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees Please be advised that the local area may be/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area. 20160518RCHD