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STREETHOUSES, STAMFORDHAM, NEWCASTLE UPON TYNE, NE18 0PT

**£855 per month, Unfurnished** + £250 inc VAT tenancy paperwork and inventory fee  
other charges apply\*.



Period Property • Rural Location • 3 Bedrooms • 2 Reception Rooms • Large Garden

- EPC Rating = F
- Council Tax = E

A detached property set within extensive gardens on the sought after Cheeseburn Estate. The property benefits from spacious living accommodation over two floors and a range of traditional outbuildings.

Entrance Hallway - 4.6m x 2.4m

Stairs upto First Floor and passageway to Reception One. Radiator, telephone point. Hanging space for coats.

Cloakroom/ Utility – 3.2m x 2.0m

Low level WC, pedestal wash hand basin. Radiator. Work surface with plumbing for washing machine below.

Reception One - 4.5m x 4.6m

Original windows with working shutters to one side. Views to front, rear and side. Radiator. TV aerial and telephone point. Storage cupboard.

Kitchen – 5.2m x 4.9m

An extensive range of wall and base units. Space for dishwasher and cooker. Inset spotlights.

Reception Two - 4.7m x 4.4m

Stone fireplace with open grate, exposed beams with stained glass windows at one end. Dual aspect windows. Radiator. TV aerial point.

First Floor

Landing

Window to front, radiator. Loft access and doors to:

Bedroom One – 4.5m x 4.6m

Double bedroom with traditional fireplace and dual aspect windows. TV aerial point. Radiator.

Bedroom Two – 3.8m x 3.3m

Double bedroom with window to the rear. Radiator.

Bedroom Three – 4.6m x 3.8m

Double bedroom with dual aspect windows. Radiator.

Bathroom - 2.0m x 2.7m

Electric shower cubicle. Low level bath, pedestal wash hand basin, low level WC. Shaver point. Radiator. Window to rear.

Outside

The property is set within extensive grounds to the rear and sides. There is a range of traditional outbuildings.



### Tenancy Term

The initial tenancy for the property will be for 12 months.

### Services

Oil fired central heating, mains electricity, private water and drainage. There will be an £85 charge per quarter for water, sewage and environmental charges.

### 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 £855 will be required in advance, returnable at the end of the tenancy without interest, providing all conditions of the tenancy are fulfilled.

### Directions

From the A69 take the B6323 exit signposted A6085/ Throckley/ Newburn/Ponteland/Darras Hall. At the 'T' junction turn left onto the B6324/Stamfordham Road. Continue on this road for approximately 4.5 miles, passing the Plough Inn on your right and the property will be on your left after two sharp bends.

### 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. This payment is non-refundable.
2. An administration fee of £250 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 without written consent from the Landlords Agents.

### Corbridge Lettings

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
			78
England, Scotland & Wales		EU Directive 2002/91/EC	