



Rose Cottage, Bellingham, NE48 2AG
Monthly Rental of £475

Andrew Coulson
You'll feel more at home with us

We are pleased to bring to the rental market this three bedroom cottage located in Bellingham, a village situated North of Hexham. The property is available at the end of July on an unfurnished basis.

- Unfurnished Three Bedroom Cottage
- Gardens to Front and Rear
- Tenant Fee 60% First Months Rent + VAT
- Bathroom and Shower Room
- Available End of July
- Current EPC Rating E

Monthly Rental of £475



THE PROPERTY

Andrew Coulson Property Sales & Lettings Ltd in conjunction with Mansons Property Consultants are pleased to bring to the rental market this three bedroom cottage. Rose Cottage is located in Bellingham, a village North of Hexham. The accommodation briefly comprises on the ground floor; living room, kitchen and bathroom. With on the first floor three bedrooms and a shower room. Externally there are gardens to both front and rear. The property benefits from central heating and is available from the end of July on an unfurnished basis.

BRIEFLY COMPRISING;

GROUND FLOOR

ENTRANCE

LIVING ROOM

22' 0" x 13' 5" (6.70m x 4.09m)

Multi-fuel burning stove (supplying hot water and central heating). Under stairs storage cupboard.

KITCHEN

19' 1" x 6' 3" (5.81m x 1.90m)

Fitted wall and floor units, stainless steel sink with drainer unit. Tiled floor.

BATHROOM

Comprising white suite with bath, wash basin, WC and tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard.

BEDROOM ONE

11' 7" x 9' 5" (3.53m x 2.87m)

BEDROOM TWO

13' 0" x 9' 5" (3.96m x 2.87m)

Cupboard with water tank above.

BEDROOM THREE

12' 2" x 7' 8" (3.71m x 2.34m)

SHOWER ROOM

Built-in shower cubicle, wash basin and WC, extractor fan and central heating radiator.

EXTERNALLY

To the front there is an enclosed pebbled garden to one side and a lawned area to the other, with a path to the access road. To the rear there is a lawned area.

AGENTS NOTES

Andrew Coulson Property Sales & Lettings and Mansons Property Consultants act for themselves and for the vendors or lessors of this property and have prepared these details for guidance purposes only. All descriptions, dimensions, references to condition and orientation are given without responsibility and intending purchasers/tenants should satisfy themselves by inspection or otherwise. We do not have any authority to make or give any representation as to the age, quality, state, condition or fitness of the property. Purchasers/tenants must rely on their own enquiries.

MANSONS PROPERTY CONSULTANTS ARE MEMBERS OF THE FOLLOWING CLIENT MONEY PROTECTION AND REDRESS SCHEMES:

UKALA Client Money Protection (member number 084477)

The property Ombudsman (TPO) (Redress Scheme)

TENANCY AGREEMENT

All our properties are let on a 6 monthly Assured Shorthold Lease. Shorter or Longer periods can be negotiated.

TENANT OBLIGATIONS

The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

HOLDING DEPOSIT

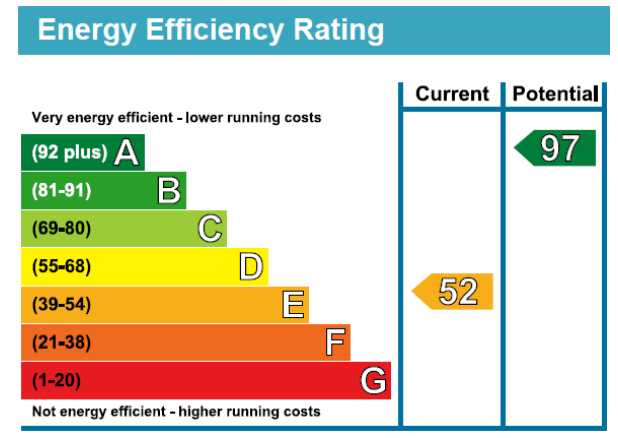
We require a holding deposit of £100.00 (inclusive of VAT) per tenant which will secure a property whilst we carry out reference checks via a specialist referencing firm. NB – The holding deposit is refundable in the following circumstances: IN FULL – If the offer is not accepted by the landlord, or the landlord withdraws the property, or if the landlord decides that references are unsatisfactory. IN PART – If within 48 hours the tenant withdraws their offer and references have not commenced, but the landlord re-lets the property with the same proposed move in date above then admin fee of up to £100.00 can be deducted. Where the tenant provides false or misleading information and the landlord is unable to re-let the property by the proposed move in date, a charge will be levied to cover all the landlord's costs up to a maximum of the deposit paid. If after 48 hours the tenant withdraws their offer, and the landlord is unable to re-let the property by the proposed move in date, then a charge will be levied to cover the landlord's costs up to a maximum charge of the deposit paid.

TENANT FEES

BEFORE YOU MOVE IN: -Pre tenancy holding fee: £100.00 per adult (inclusive of VAT). Please note, this is deducted from the first month's rent -



Pre-tenancy administration fee: 60% of the first month's rent (inclusive of VAT) - Additional tenant fee: Included in initial administration fee -Guarantor fee: Included in initial administration -Permitted occupier fee: Included in initial administration fee -Accompanied check-in fee: Included in initial fee -Pet deposit: Normal deposit amount is one month's rent plus £50.00; this can be increased at the landlord's request if tenants have pets (subject to prior agreement in writing by both parties) DURING YOUR TENANCY -During your tenancy amendment fee: £90.00 (inclusive of VAT) -Tenant re-sign fee £90.00 (inclusive of VAT) -Out of hours service/wrongful callout charge: £52.87 (inclusive of VAT) -Unpaid/late rent: This will be charged at 8% interest per year once the rent is 14 days overdue -Tenant breaking the agreement. Should the tenant break the agreement (including late rent) resulting in a letter sent a charge of £20.00 (inclusive of VAT) would apply. If breaking the agreement results in us issuing a Section 8 notice, then a charge of £35.00 (inclusive of VAT) will be charged to cover our reasonable costs -Lack of response to notice sent: Should the tenant reply to the section 8 notice resulting in a property visit being required, then a charge of £60.00 (inclusive of VAT) will apply -Payment returns: If payments are rejected by the bank, the tenant must cover our reasonable costs of not more than £20.00 (inclusive of VAT) -Abandoned property: If tenant abandons the property resulting in a property visit being required, then a charge of £60.00 (inclusive of VAT) will apply -Other fees and charges: Charges would apply dependant on nature of the landlord's items lost/damaged (tenant fault) ENDING YOUR TENANCY -Ending your tenancy: No charge applicable -Ending your tenancy early: With written consent from Mansons the tenant may end the tenancy early and is required to cover the costs of deposit lodgement at £54.00 (inclusive of VAT) -Future landlord reference fee: No charge applicable IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF MANSONS PROPERTY CONSULTANTS Please note that Mansons Property Consultants are also a member of the following client money protection and redress schemes: The Guild of Professional Estate Agents Policy with W.R. Berkley Insurance (Client Money Protection) The Property Ombudsman (TPO) (Redress Scheme)



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