

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

22 THE MEWS MERLEY GATE MORPETH NORTHUMBERLAND NE61 2EP



PROPERTY TO LET

- Refurbished end link house
- Located in popular area
- Enclosed rear yard
- EPC rating D
- Two bedrooms
- Ground floor cloakroom
- Parking space

£550 PCM (exclusive)

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A recently refurbished and redecorated property located within an established residential estate. The property, with two bedrooms, benefits from gas central heating, double glazing, ground floor cloakroom/w.c and parking space.

GROUND FLOOR:

ENTRANCE LOBBY:

UPVC double glazed window. One radiator.



CLOAKROOM/W.C:

Coloured suite, comprising: Close coupled w.c and pedestal wash hand basin. One radiator. Panelled door.

LIVINGROOM:

12'9" x 14'3" (3.9m x 4.36m)

UPVC double glazed windows and patio door. One double radiator.

Electric fire with feature fire surround. One radiator. Television aerial point.



KITCHEN:

6'2" x 8'9" (1.89m x 2.67m)

Range of wall and floor storage units. Stainless steel single drainer sink unit. Gas hob with cooker hood. Electric oven. 'Potterton Suprema 40L' central heating boiler serving the domestic hot water and central heating service. UPVC double glazed window. One radiator.



FIRST FLOOR:

LANDING:

UPVC double glazed window to stairs.

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BEDROOM ONE - FRONT:

10'6" x 10'11" (3.22m x 3.34m)

Access to roof void. UPVC double glazed window. One radiator. Mirrored wardrobes. Airing cupboard with insulated hot water cylinder.



BEDROOM TWO - REAR:

10'7" to wardrobe x 8'2" (3.24m to wardrobe x 2.49m)

UPVC double glazed window. Built in wardrobe. One radiator.



BATHROOM/W.C:

6'0" x 6'10" (1.85m x 2.1m)

White suite comprising: Panelled bath with 'Mira Jump' electric shower over. Close coupled w.c. Pedestal wash hand basin. Electric shaver point. One radiator. Panelled door.



EXTERNAL:

PARKING SPACE:

ENCLOSED REAR GARDEN:

LANDLORD SPECIFICATIONS:

The Landlord has the following specifications:

No pets.

No smokers.

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RENT & TERMS:

£550.00 per calendar month exclusive. Minimum period of 12 months Assured Shorthold Tenancy.

Please note that the Tenant(s) is/are to responsible for all utilities and services including Council Tax.

The Tenant will be required to pay the following sum of money PRIOR TO THE COMMENCEMENT OF THE TENANCY:

£550.00 Security Deposit

£550.00 One months rent due in advance

TENANT FEES

Permitted fees for tenants:

In order for the Landlord to agree to process your application and to suspend advertising the subject property as being available, the proposed Tenant will be required to pay a Holding Deposit equating to one weeks rent.

A deadline for agreement will be agreed and the proposed Tenant will be required to enter into a legally binding conditional contract to create a specific future date.

Should the proposed Tenancy not proceed due to no fault of the Tenant, for example, the Landlord withdraws from the agreement, then the Holding Deposit will be refunded in full to the Tenant.

Should the Prospective Tenant:

1. Withdraw from this contract before entering into the tenancy agreement,
2. Provide false information for referencing,
3. Fail to act reasonably to enter into the tenancy before the deadline for agreement,
4. Fail Right to Rent checks,

Then they will be liable for the reasonable costs incurred by the Landlord and his Agent up to the value of the Holding Deposit.

The following costs will be deducted from the Holding Deposit. Any surplus of the Holding Deposit will be returned to the Prospective Tenant, without interest, as soon as possible. A refund to any one of the joint and several Prospective Tenants will be considered adequate as a total refund to all concerned. The costs that may be deducted from the Holding Deposit can include, but are not limited to, the following:

1. Costs of any references or credit checks sought
2. Costs of any administration undertaken to prepare for the tenancy
3. Costs of re-advertising the property to let
4. Costs of any guarantor agreements
5. Costs, in lieu of rent, of keeping the property empty for the tenant

Should a proposed Tenant be uncertain regarding any of the above terms, they should seek legal advice before entering into agreement.

REFERENCES

All tenancies are subject to the receipt of satisfactory references. In addition to the necessary references, we will also carry out Money Laundering Checks and a credit check. This is included in our referencing process.

We are also required to carry out Right to Rent checks on all Tenants. We will require sight of a UK passport or, alternatively, a valid UK drivers licence along with secondary supporting documentation (a full list of acceptable documents can be provided) per applicant.

This information will be required upon payment of the holding deposit and prior to the reference checks being carried out.

DEPOSIT INFORMATION:

In accordance with the Housing Act 2004 Tenancy Deposit Protection Law (implemented 6 April 2007), security deposits paid by Tenants must be protected by a Tenancy Deposit Protection Scheme. As such, we advise that Rickard Chartered Surveyors are a member of the Tenancy Deposit Scheme administered by The Deposit Protection Service. Further details regarding their code of practice, terms and conditions can be obtained by telephoning The Deposit Protection Service on 0300 3030030 or accessing their web site at www.depositprotection.com

VIEWING:

Strictly by appointment through our Rental Department (01670) 513533 - option 2.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	64	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC
		



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