

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

198 ARIEL STREET ASHINGTON NE63 9NG



PROPERTY TO LET

- End Terraced House
- Combi Ch /Upvc D.G.
- Epc Rating C
- Two Double Bedrooms
- Over looking Park
- On Site Parking

£425 PCM (exclusive)

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Well positioned end terraced property with two double bedrooms, benefitting from uPVC double glazed windows and combi condensing gas central heating boiler. We understand the property benefits from cavity wall insulation and has an open aspect to the front over Hirst Park.

GROUND FLOOR

ENTRANCE LOBBY

Upvc double glazed entrance door, radiator, dado rail, stairs to first floor. Door to:-

FRONT LOUNGE

12'2" x 12'1" (3.71 x 3.68)

Upvc double glazed window to front. Understair storage cupboard, Electric fire. Radiator.

BREAKFASTING KITCHEN

15'7" x 8'4" (4.75 x 2.54)

Re-fitted with attractive range of base, drawer and wall units. Integrated split level double electric oven, induction hob and chimney style extractor. One and a half bowl single drainer stainless steel sink unit. Radiator. Upvc double glazed window to rear.



REAR LOBBY

Plumbing for automatic washing machine, Upvc double glazed door to rear. Baxi Platinum combi 28 HEA condensing combination boiler. Door to:-

BATHROOM/W.C.

Panelled bath with mixer shower over, pedestal wash hand basin and close coupled w.c. Radiator.



FIRST FLOOR

LANDING

BEDROOM ONE (FRONT)

12'3" to alcove x 12'11" max (3.73 to alcove x 3.94 max)

uPVC double glazed window. One radiator. Panelled door. Overstair storage cupboard.



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BEDROOM TWO (REAR)

8'9" x 15'5" (2.67 x 4.70)

uPVC double glazed window. One radiator. Panelled door.



RENT & TERMS

£425 per calendar month exclusive.

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

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

£425.00 Security Deposit

£425.00 One months rent due in advance

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 0330 303 0030 or accessing their web site at www.depositprotection.com

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.

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:

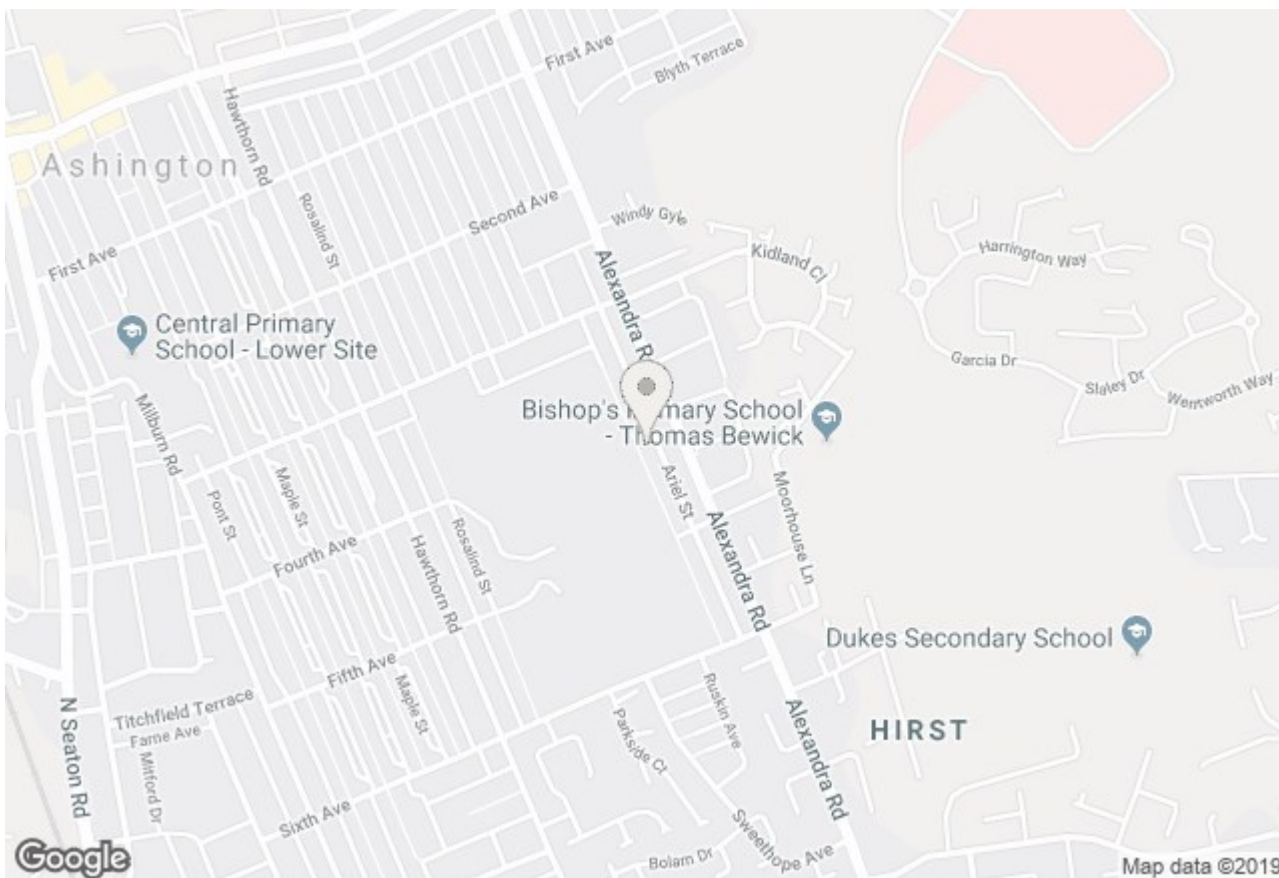
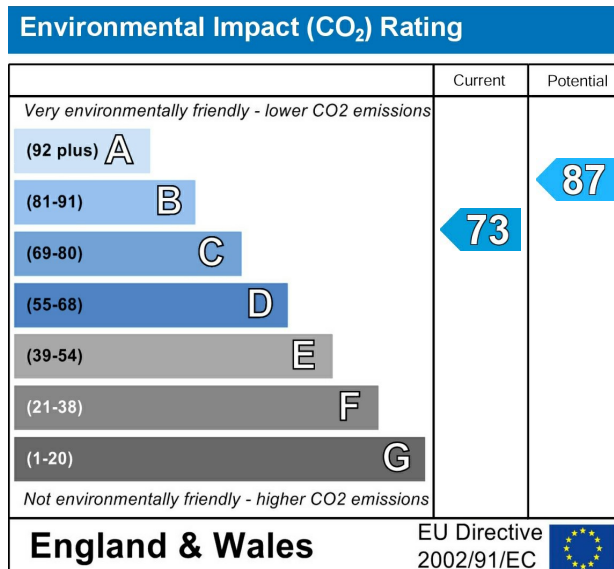
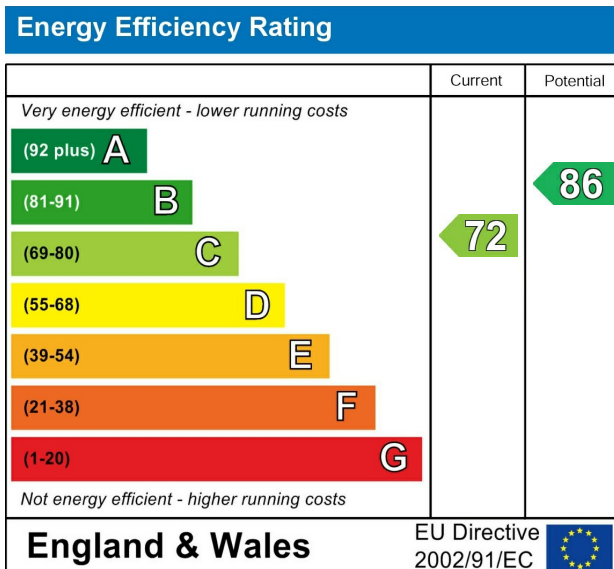
1. Costs of any references or credit checks sought
2. Costs of any administration undertaken to prepare for the tenancy
3. Costs of re-advertising the property to let
4. Costs of any guarantor agreements
5. Costs, in lieu of rent, of keeping the property empty for the tenant

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

VIEWING ARRANGEMENTS

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

12/K/2019



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