

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2 COPPER CHARE MORPETH NE61 1BS



PROPERTY TO LET

- Two bedroom terraced
- Well presented
- EPC Rating D
- Morpeth town centre
- Kitchen/diner

£550 PCM (exclusive)

2 COPPER CHARE MORPETH NE61 1BS

A well presented two bedroom terraced house situated on Copper Chare in Morpeth Town Centre. The property is well situated within close proximity of all local amenities, schools and leisure facilities. This property is ideal for those looking to be in a central location.

Accommodation briefly comprising; Lounge, kitchen/diner providing access to the rear of the property. To the first floor; two bedrooms and fitted bathroom. Externally the property has shared access to the rear, with access to parking.

Internal inspections are highly recommended to fully appreciate all this property has to offer.

LOUNGE

16'8" x 12'10" into alcoves (5.10 x 3.93 into alcoves)

Double glazed window to front. Electric wall mounted fire. Television point. Storage cupboards. Stairs to first floor landing.

KITCHEN/DINER

13'11" x 10'11" (4.25 x 3.34)

Two double glazed windows to rear. Door leading to rear of property. Fitted with a range of wall, floor and drawer units with laminate worktop surfaces. Plumbing for automatic washing machine. Sink drainer unit with mixer tap. Integrated gas hob and oven with extractor over. Radiator. Part tiled floor. Tiled splashbacks.

DINING AREA

FIRST FLOOR LANDING

Providing access to bedrooms and bathroom.

BATHROOM

Restricted head height to part. Low level w.c. Pedestal wash hand basin. Paneled bath. Separate shower cubicle. Ladder style radiator. Spotlight to ceiling. Part tiled walls. Tiled floor. Extractor fan.

BEDROOM ONE

13'1" x 14'9" max (4.00 x 4.52 max)

Two double glazed windows to front. Fitted wardrobes. Radiator. Loft access. Internal window looking out onto landing/staircase.

BEDROOM TWO

11'1" x 7'2" (3.38 x 2.20)

Restricted head height in part. Double glazed window to rear. Radiator.

EXTERNALLY

To the rear there is a shared yard with parking available (not allocated).

RENT & TERMS

£550.00 per calendar month exclusive.

Please note that the Tenant(s) is/are to responsible for all utilities and services including Council Tax. Minimum period of six months Assured Shorthold Tenancy.

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.

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.

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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.

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

VIEWING

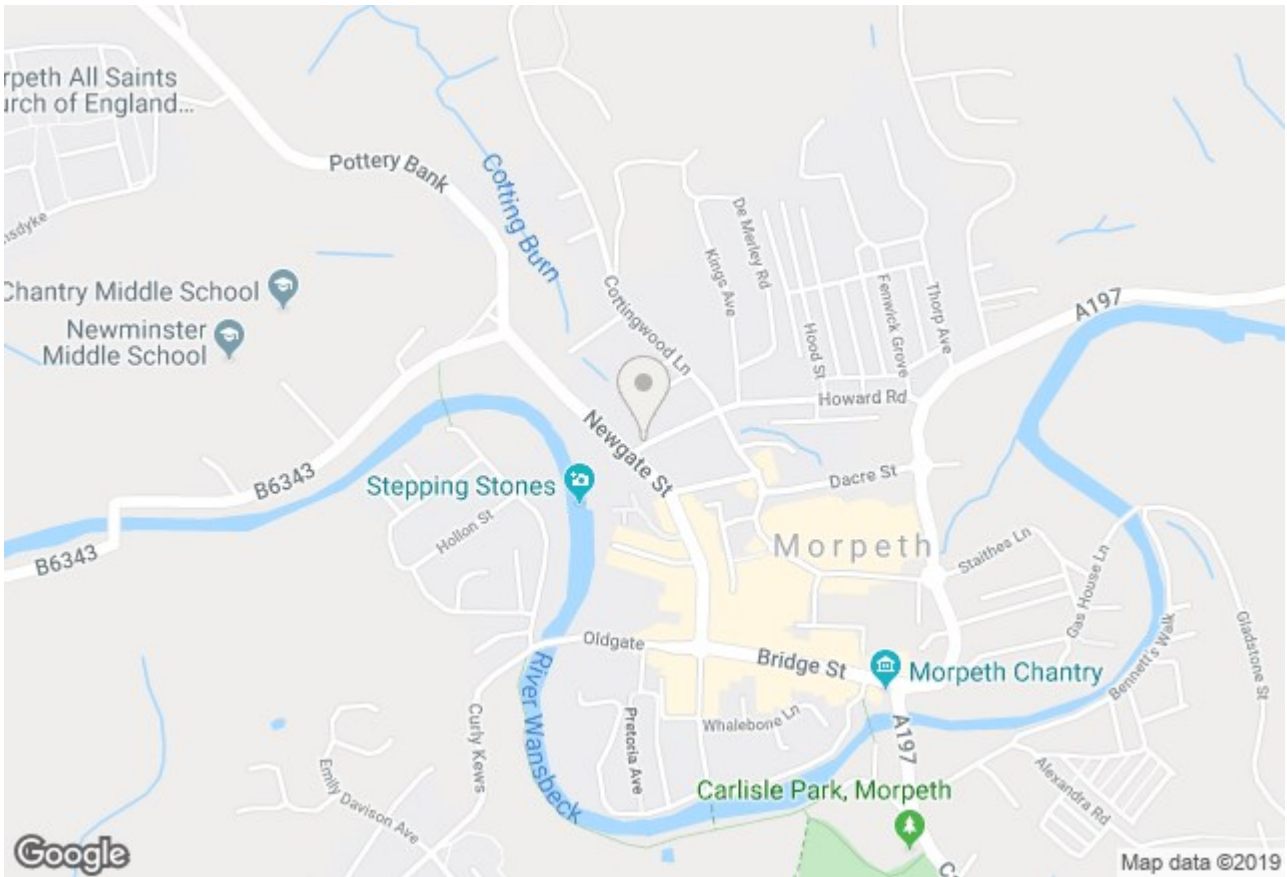
Strictly by appointment through our Rental Department (01670) 513533 - option 2.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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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