



GSC GRAYS

PROPERTY • ESTATES • LAND



4 South Doddington Cottages

Wooler, NE71 6AL

£400 Per Calendar Month



4 South Doddington is a charming end of terrace cottage in the small Hamlet of Doddington, three miles north east of Wooler. The property has two reception rooms, galley kitchen, two bedrooms and bathroom, enclosed rear garden and allocated parking.



Situation & Amenities

Wooler 3 miles, Berwick Upon Tweed 14 miles (please note distances are approximate)
Wooler is a small town in Northumberland, lying on the edge of the Northumberland National Park, near the Cheviot Hills and the beautiful College Valley. It is referred to as the "Gateway to the Cheviots". Wooler has a small range of local shops including butchers and bakers along with a small Co op Supermarket.
Berwick Upon Tweed is the direct link to the A1, the railway station offers excellent links to Edinburgh, Newcastle and London. Berwick also has a good range of local and High Street shops, including Marks and Spencer, Tesco, Asda and Morrisons supermarkets.

Description

4 South Doddington is a two bedroom end of terrace cottage in the small Hamlet of Doddington, three miles north east of Wooler. Accommodation: Two reception rooms (living room and dining room) to the front of the property each overlooking the front garden, the living room has a stone built fireplace and hearth with open fire and grate. Kitchen is fitted with a range of white laminate wall and base units, freestanding electric cooker with ceramic hob, oven and separate grill. Plumbing for washing machine. Bathroom has electric shower over bath, pedestal wash basin and w.c. The property is to be let part furnished.

On the first floor are two double bedrooms each with views out over the open fields towards the Cheviots.

Externally is a front garden which has been well tended, with a small stone terrace area, lawn and a range of shrubs and flower beds, allocated parking for one car and two storage sheds.

Terms & Conditions

The property is to be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £400.00 per calendar month, payable in advance by standing order. In addition, a deposit of £400.00 shall also be payable prior to occupation.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

Smoking

Smoking is prohibited inside the property.

Pets

Strictly no pets to be kept at the property this is not negotiable

Local Authority

Northumberland County Council, County Hall, Morpeth NE61 2EF 0345 600 6400.

Council Tax

For Council Tax purposes the property is banded A.

Services

Mains electricity, oil fired central heating, septic tank drainage, private water

Viewings

Strictly by appointment via GSC Grays.

Particulars

Particulars written and photographs taken December 2019.

Location Map



Floor Plans

Energy Efficiency Graph

