



Partridge Nest Cottage

Bardon Mill, Hexham, Northumberland, NE47 7DA

£600 pcm

Partridge Nest Cottage is a two bedroom property enjoying a prominent position within the glorious Northumberland countryside and in the heart of Hadrian's Wall country.

- Two bedroom cottage
- Fabulous countryside views
- Two reception rooms
- Oil central heating
- New carpets throughout
- Garage
- Parking for several cars
- Council tax band B

Tel: 01434 608980

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DESCRIPTION

Partridge Nest Cottage is a two bedroom property enjoying a prominent position within the glorious Northumberland countryside and in the heart of Hadrian's Wall country. The property has been recently decorated with new carpets and comprises of kitchen with a range of wall and base units, electric oven, washing machine and downstairs shower room with walk in shower, wash hand basin and WC. The living room benefits from an open fire and views of the countryside. An additional reception room and bedroom complete the ground floor. The staircase leads to a double bedroom and spacious family bathroom with bath, wash hand basin and WC.



Externally the property benefits from a garage, garden and parking for several cars.

LOCATION

Partridge Nest Cottage enjoys a prominent position within the glorious Northumberland countryside and in the heart of Hadrian's Wall country. Nearby Bardon Mill is a popular village with a range of amenities including a village pub, tea room and first school. There are transport links via bus and rail, with Bardon Mill railway station within walking distance of the property. The property is situated just off the A69 and lies between Haltwhistle and Hexham. Both towns provide a range of services including shopping, leisure and professional services, doctors' surgeries, hospitals and schools.



SERVICES

Mains water and electricity with private drainage via a septic tank. Oil central heating also providing the heating and hot water.

CHARGES

The tenant will be required to meet all outgoing including council tax. The holding deposit, equal to one weeks rent is payable upon the start of the application. For all successful applicants, any holding deposit will be offset against the security deposit with the agreement of the payee.

DEPOSIT

£690 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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