



GSC GRAYS

PROPERTY • ESTATES • LAND



3 Shellacres Farm Cottages

Cornhill On Tweed, TD12 4XB

£400 Per Calendar Month

- Accommodation on one level
- Open plan living area and kitchen
- Two bedrooms
- Open fire in living room
- Quiet rural situation

UNDER REFERENCE 3 Shellacres Farm Cottages is a single storey traditional stone built cottage in a quiet rural area. The cottage briefly comprises of two bedrooms, open plan living room and kitchen, and bathroom. AVAILABLE 1st JANUARY 2021.



Situation and Amenities

Charming single storey two bedroom cottage in a quiet rural location. Shellacres Farm is situated just off the A698, 4 miles from Cornhill on Tweed and 10 miles from Berwick Upon Tweed.

Berwick offers excellent rail links to Edinburgh, Newcastle and London and has a good range of local and High Street shops and larger supermarkets such as Tesco Asda and Morrisons. Cornhill is a small village on the Border and has the advantage of a small and very well supported village shop. Over the bridge in to Coldstream there are various local shops, pubs and a Co op supermarket.

Description

Single storey stone built cottage in a quiet location close to Cornhill on Tweed, comprising open plan living/kitchen area, two bedrooms and a bathroom. Kitchen 11'6"x7'3" (3.5m x 2.2m) Fitted with a range of cream wall and base units, integrated electric oven and hob, marble effect worktops and cream tile splash back. Living Room 11'11"x15'3" (3.63m x 4.65m) Light and spacious room, open fire with pine fire surround and mantle. Bedroom 1 8'10"x11'9" (2.7m x 3.58m). Bedroom 2 10'2"x15'3" (3.1m x 4.65m). Bathroom with three piece white bathroom suite with electric shower over bath. Parking on street outside cottage. The rear entrance has a coal bunker and bin area. A small but well planned cottage. EPC - E44

Terms & Conditions

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

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.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking

Smoking is prohibited in the property.

Pets

Well behaved pet subject to Landlord's consent and own pet policy. There is no garden with the property.

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, electric heating, septic tank drainage and private water (included in rent). Good Broadband available through Borderlink Broadband Ltd.

Viewings

Strictly by appointment via GSC Grays.

Particulars

Particulars prepared November 2020
Photographs October 2019

Location Map



Floor Plans

Energy Efficiency Graph

