youngsRPS

WEST VIEW, APPERLEY DENE

STOCKSFIELD, NORTHUMBERLAND, NE43 7SD

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Three-bedroom cottage set within the stunning grounds of a country home in the desirable village of Stocksfield.

- Three bedrooms
- Breakfasting kitchen
- Family bathroom
- Stunning shared grounds
- Ample parking
- Desirable location
- EPC rating E

£800 PER MONTH

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our lettings 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.

DESCRIPTION

Set within the stunning grounds of a country property this three-bedroom cottage comprises of entrance hall with stairs leading to the first floor and doors leading through to the Breakfasting Kitchen with fitted units and a useful larder/utility cupboard. The kitchen and hall provide access to the lounge adding a lovely flow to the ground floor. The lounge has a feature fireplace with electric fire and double glass doors that open out on to a patio area and landscape gardens. On the first floor there are three good sized bedrooms all benefitting from cupboards providing useful storage. A family bathroom comprising of a bath with shower over, wash hand basin and WC.

Externally the property is accessed via a shared drive with room for parking in the shared courtyard. The surrounding gardens and woodland can be used and enjoyed by the tenant.

SERVICES

Mains electricity is connected. Water is connected to the main house and will be billed accordingly. Night storage heating and immersion heater for hot water. Private drainage.

CHARGES

The tenant will be required to meet all outgoings 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

£920 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.