



SHEPHERDS VIEW, BARDON MILL, HEXHAM  
NORTHUMBERLAND, NE47 7JA

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Hexham, Northumberland, NE47 7JA

A beautifully presented stone-built detached bungalow, available to rent in the peaceful hamlet of Bardon Mill, benefiting from a private garden and driveway parking.

- Stone-built detached bungalow
- Two bedrooms
- Driveway parking
- Garden
- EPC rating D

**£850 PER MONTH**





## **DESCRIPTION**

The property is entered via a welcoming reception hallway with solid wood flooring throughout, leading through to a spacious open-plan kitchen and living area. A charming wood-burning stove provides an attractive focal point, while windows to the front elevation and double doors opening onto the garden allow plenty of natural light and showcase the stunning valley views.

The kitchen is well equipped with a range of wall and base units, integrated Lamona fridge freezer, dishwasher, and hob with extractor hood over. There is also plumbing in place for a washing machine.

The bungalow offers two bedrooms positioned to the side elevation, both served by a modern family bathroom comprising a shower cubicle, low-level WC, wash hand basin, and a useful storage cupboard.

Externally, the property benefits from driveway parking and an attractive private garden, mainly laid to lawn, together with a patio seating area ideal for outdoor entertaining and enjoying the surrounding countryside.

## **SERVICES**

Mains electricity and water are connected meanwhile the central heating is oil fired. There are two solar panels which can also heat the hot water.

## **CHARGES**

The tenant will be required to meet all outgoings including council tax, band C. 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**

£980 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.

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