



Acomb Close Morpeth

- Five double bedrooms
- Detached family home
- Quiet cul-de-sac location
- Garage and large driveway
- Available from mid April

£1,900 pcm

Holding Deposit: £438

Security Deposit: £2,190

Tenancy Length: 12 Months

Council Tax Band: F EPC Rating: TBC



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Acomb Close

Morpeth

We are pleased to bring to the rental market, this grand five bedroomed detached home, located on the ever-desirable Stobhill Manor. This family home sits with pride tucked within a lovely quiet cul-de-sac on Acomb Close, offering no end of space throughout, with a very large garden to the rear with uninterrupted views to the rear, ideal for families.

The property briefly comprises:- Entrance hallway, large bright and airy lounge which has which an electric fire and surround and double patio doors leading straight out to the rear garden. You have an additional second reception or family play area as well as a separate office. To the rear of the property, you have a separate dining room which makes full use of the garden views and a separate kitchen which has been fitted with a range of wall and base units, offering an abundance of storage and space to house your own white goods. You further benefit from separate utility room and downstairs W.C.

To the upper floor of the living accommodation, you have five very good-sized double bedrooms, all of which have been carpeted throughout and tastefully decorated. The master bedroom further benefits from its own en-suite shower room whilst the family bathroom has been finished with W.C., hand basin, bath and walk-in shower.

Externally you have a large driveway to accommodate at least four cars plus a single garage. To the rear you have a fantastic level grassed garden which is fully enclosed with patio area and overlooks woodland to the rear. A perfect place for growing families.

Available for a minimum 12-month tenancy.

Lounge	24.01 x 12.00	(7.34m x 3.66m)
W.C.	6.00 x 3.01	(1.83m x 0.92m)
Kitchen	13.09 x 11.11	(4.19m x 3.63m)
Second reception	15.07 x 9.01	(4.75m x 2.77m)
Office	10.09 x 7.08	(3.28m x 2.33m)
Dining Room	14.03 x 11.02	(4.34m x 3.40m)
Utility	7.09 x 5.06	(2.36m x 1.68m)
Bedroom one	12.09 x 12.04 To fitted wardrobe	(3.89m x 3.76m)
En-suite	10.06 x 5.06	(3.20m x 1.68m)
Bedroom Two	14.05 x 9.04 To fitted wardrobe	(4.39m x 2.84m)
Bedroom Three	12.07 x 11.07	(3.84m x 3.53m)
Bedroom Four	11.03 x 10.02	(3.43m x 3.10m)
Bedroom Five	12.03 x 8.06	(3.73m x 2.59m)
Bathroom	10.07 x 7.10	(3.22m x 2.39m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre (cabinet) but fibre (premises) is being installed w/c 4.3.24

Mobile Signal / Coverage Blackspot: No

Parking: Garage and driveway

EPC Rating: C

Council Tax Band: F

Holding Deposit: £438

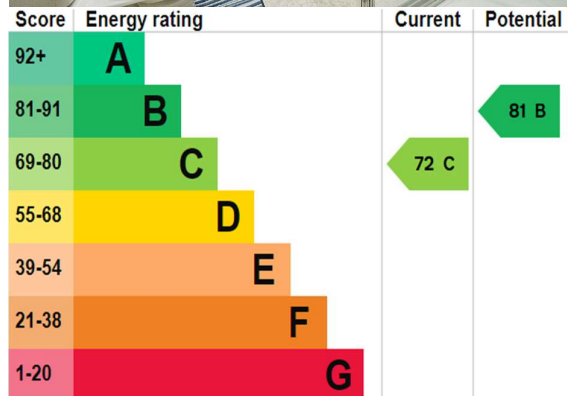
Security Deposit: £2,190

FEE DISCLAIMER

As part of our application process, fees will become due for referencing, tenancy agreement preparation and an initial inventory check (where applicable), these will be charged in addition to the Rent and Deposit that will be payable before the tenancy starts.

Please contact us for full details of the fees payable before you make any decision about this property or before you decide to view this property. We can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guidance only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential tenants are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the tenants interests to check the working condition of any appliances. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending tenants will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the rental.

Right to Rent – each person who is intending to reside in the property and is over 18 must complete a Tenant Application Form and prove they have the Right to Rent in the UK.

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