



Netherton Moor Farm

Bedlington

- Detached house
- Four bedrooms
- Two reception rooms
- Double garage
- Enclosed rear garden

£ 1,600 pcm

Holding Deposit: £369

Security Deposit: £1,845

Tenancy Length: 12 Months

Council Tax Band: F EPC Rating: D



01670 511 711

17 Newgate Street, Morpeth NE61 1AW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rookmatthewssayer.co.uk

Netherton Moor Farm

Bedlington

We are very pleased to welcome to the market, this beautifully presented four bedroomed family home which not only occupies an enviable semi-rural location but is situated in the highly sought-after location of Netherton Moor Farm. The property is part of a small cluster of homes and is superbly situated close to the A1 & A19 making it ideal for commuting. Netherton offers a quiet village location with easy access to Morpeth, Bedlington and Cramlington where you have an array of local bars and restaurants to choose from. Available for a minimum 12-month agreement, unfurnished and ready to move into from 1st June 2024

The property briefly comprises:- Entrance hallway, spacious lounge with floods of natural light due to the double aspect windows. The kitchen has been fitted with a range of wall and base units, offering an abundance of storage. You further benefit from a downstairs W.C. and a separate utility.

To the upper floor you have four good sized bedrooms all of which have been carpeted and finished with modern décor. The master bedroom benefits from its own en-suite shower room. The family bathroom has been fitted with W.C., hand basin, bath tub and separate shower.

Externally the property offers a private driveway with garage whilst to the rear you have a wonderful enclosed level garden, ideal for outside entertaining.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: TBC

Mobile Signal / Coverage Blackspot: No

Parking: Garage and driveway

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

16 Branches across the North-East



Client Money Protection