



Sweethope Dene

Morpeth

- Three bedroomed bungalow
- New carpets throughout
- Stunning rear garden with patio area
- Garage and driveway
- Available immediately

£ 1,250 pcm

Holding Deposit: £288

Security Deposit: £1,440

Tenancy Length: 12 months

Council Tax Band: D EPC Rating: D



01670 511 711
17 Newgate Street, Morpeth NE61 1AW

ROOK
MATTHEWS
SAYER

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

Sweethope Dene

Morpeth

We are delighted to welcome to the market, this spectacular detached bungalow located on the ever popular and highly requested Sweethope Dene, Loansdean. The property boasts a fantastic location offering easy access to the A1, ideal for those who commute, whilst internally offering the all-important spacious rooms, freshly painted walls, brand new carpets and a huge stunning garden to the rear

The property briefly comprises:- Entrance hallway, large bright and airy lounge, separate W.C., impressive dining room with a large picture-perfect window over the rear garden. The kitchen has been fitted with wooden wall and base units, offering an abundance of storage. Appliances include fridge/freezer, dishwasher, oven and hob.

You have three good sized double bedrooms again all with new carpets throughout and a family shower room which has been fully tiled in a fresh white and fitted with W.C., hand basin, towel rail and walk-in-shower.

Externally, you have a grassed garden to the front with private driveway to accommodate at least two cars plus a garage. To the rear you have a superb enclosed rear garden with patio area. The garden offers a stunning view and is ideal for those who enjoy living life outdoors.

Available on an unfurnished basis with brand new carpets throughout and a freshly painted walls, this property is available to move into immediately.

Lounge	16.02 x 11.11	(4.93m x 3.63m)
Dining Room	12.00 x 11.04	(3.66m x 3.45m)
Kitchen	11.05 x 10.11	(3.48m x 3.33m) At biggest points
Bedroom One	12.00 x 11.06	(3.66m x 3.51m)
Bedroom Two	12.01 x 10.01	(3.68m x 3.07m)
Bedroom Three	9.02 x 8.10	(2.79m x 2.69m)

TENURE: Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser
EPC Rating: D
Council Tax Band: D

Holding Deposit: £288
Security Deposit: £1,440

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

16 Branches across the North-East



Client Money Protection