



Bowyer Way Morpeth

- Detached family home
- Four bedrooms
- Ensuite to master bedroom
- Garage and off street parking
- Enclosed rear garden

£ 1,550 pcm

Holding Deposit: £357

Security Deposit: £1,785

Tenancy Length: 6 Months

Council Tax Band: E EPC Rating: B



01670 511 711

17 Newgate Street, Morpeth NE61 1AW

ROOK
MATTHEWS
SAYER

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

Bowyer Way

Morpeth

This detached property is well presented and in good condition making it perfect for families. Situated in a pleasant and convenient location on the outskirts of the lovely market town of Morpeth, it offers easy access to public transport links, nearby schools, local amenities, and is well positioned for access to all local routes. Just a few minutes drive from Morpeth town centre, you will discover an established, friendly community within the Southfields development, this well designed family home is available now and should be viewed at the earliest convenience to avoid disappointment.

Benefitting from gas central heating and double glazing throughout, briefly comprising of: Entrance hallway, lounge, dining room, breakfasting kitchen and downstairs WC. To the first floor is a master bedroom with ensuite, two further double rooms, a smaller fourth bedroom and a family bathroom/WC. Externally to the rear is an enclosed garden laid with lawn and patio areas. To the front is a small garden and off street parking providing access to the garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Driveway

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: Yes - Sud system around east and north boundary of site

Coastal Erosion Risk: No

Known safety risks at property: No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes

Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations:

EPC rating: B

Council Tax Band: E

Security Deposit: £1,785.00

Holding Deposit: £357.00

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.

M00007110/AB/SS/12.3.24/V.1



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	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.

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