



2 HEATHER VIEW, PLENMELLER, HALTWHISTLE NE49 0HP

£575 per month, Unfurnished + £200 inc VAT tenancy paperwork and inventory fee
other charges apply*.

savills

Rural location • 2 Reception rooms • 2 Bedrooms •
Parking • Garden

- EPC Rating = E
- Council Tax = C

A pretty, two bedroomed house set in a terrace of four, with views over open countryside. The property is located just off the A69 giving easy access to Carlisle, Hexham and Newcastle.

Entrance
Hallway with stairs to first floor, doors off to:

Living Room – 4.2m x 4.2m
A bright and spacious room with open fireplace and radiator. Window to the front of the property overlooking the garden.

Dining Room/ Reception Two – 3.8m x 4.2m
Solid fuel rayburn, double height built in cupboard, radiator and window to the rear.

Passageway through to kitchen with understairs cupboard.

Kitchen – 4.15m x 3.0m
Shaker style units with rolltop work surface housing single sink and drainer. Space for electric cooker and under unit fridge. Plumbing for washing machine. Vinyl flooring, radiator and door to rear yard. Dual aspect windows.

First Floor

Bathroom – 3.4m x 3.1m
Spacious bathroom with open shower/ wet area housing electric shower, bath, sink with mirror over, airing cupboard. Extractor fan.

Separate WC
Low level WC, window and vinyl flooring.

Bedroom One – 3.3m x 4.5m
Double room with built in cupboard and radiator.

Bedroom Two – 5.4m x 4.2m
Double room with two windows to the front of the property, radiator.

Outside
Front garden with path, mainly laid to lawn with plants and shrubs. To the rear is a yard with a garage that has been converted to workshop/storage and access to the shared parking area.

Tenancy Term
An Assured Shorthold tenancy for an initial 12 months.

Services
Oil central heating, mains electricity, water and drainage.



Local Authority

Northumberland County Council, Morpeth

Outgoings

The tenant will be responsible for Council Tax and all other charges levied in respect of the occupation of the property.

Deposit

A deposit of £575 will be required in advance, returnable at the end of the tenancy without interest, providing all conditions of the tenancy are fulfilled. If pets are to be housed at the property the landlord will require a double bond to cover extra wear and tear.

Directions

From the A69 westbound at Haltwhistle, just after the roundabout turn left onto Plenmeller Road (signposted Plenmeller). Follow the road round and Heatherview will be the first row of properties on your left. No 2 is the second from the left.

Viewing

Strictly by appointment with Savills.

Application

Applicants should be aware of the following:-

1. All applications should be made on an application form available from the agent. The form should be completed and returned to the office of the Letting Agents. A fee of £50 per person is required and can be paid either over the telephone to this office or by Cheque/Postal Order, made payable to Savills (UK) Ltd. This payment is non-refundable.
2. An administration fee of £200 will be payable by the applicant once the application has been approved to include a Schedule of Condition. This payment is non-refundable.
3. No pets will be allowed without written consent from the Landlords Agents.

Corbridge Lettings

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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