



## Watch Currock Bungalow,

Yarridge Road, Hexham, Northumberland, NE46 2NT

£850 pcm

Watch Currock Bungalow is a refurbished stone built detached bungalow situated on the outskirts of the popular market town of Hexham.

- Detached bungalow
- Three bedrooms
- Recently refurbished to a high standard
- Superb countryside views
- Garage and parking
- Large garden
- Council tax band D
- EPC rating D

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## DESCRIPTION

Watch Currock Bungalow is a recently refurbished stone built detached property situated on the outskirts of the popular market town of Hexham. The property benefits from new carpets throughout and is accessed via a porch leading to the kitchen which is fitted with a range of shaker style wooden wall and base units, electric oven with extractor fan above and plumbing for a washing machine. The spacious living room benefits from a multifuel stove with stone surround and patio doors leading to the large front garden. There are three double bedrooms, two of which have built in wardrobes and a family bathroom comprising of WC, bath with overhead shower, wash hand basin and wall cabinet. Externally the property has stunning panoramic views, garaging and parking for several cars along with gardens to the front mainly laid to lawn.



## SERVICES

Mains water and electricity with private drainage via a septic tank. Oil fired central heating to radiators also supplying the domestic hot water.

## CHARGES

The tenant will be required to meet all outgoings including council tax band D. The holding deposit, equal to one weeks rent is payable upon the start of the application. For all successful applicants any holding deposit will be offset against the security deposit with the agreement of the payee.



## DEPOSIT

£850 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.



IMPORTANT NOTE Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our descriptions as accurate and reliable as possible. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.



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