



## Ingoe Lodge,

Ingoe, Newcastle Upon Tyne , NE20 0SP

£895 pcm

A beautifully positioned stone built detached bungalow located in the idyllic hamlet of Ingoe close to the popular village Matfen.

- Detached stone bungalow
- Three bedrooms
- Recently refurbished
- Large gardens with superb views
- Parking for several cars
- Garage
- Available May
- EPC rating E

**Tel: 01434 608980**

[www.youngsrps.com](http://www.youngsrps.com)

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## DESCRIPTION

A beautifully positioned stone built detached bungalow located in the idyllic hamlet of Ingoe close to the popular village Matfen. The property comprises of entrance hall leading to the kitchen diner with wall and base units, integrated double oven, ceramic hob with extractor fan, space for fridge freezer and plumbing for a washing machine. The large living room is light and spacious and has a stone fire place with open fire leading through an arch to a second reception room. There are three bedrooms with built in wardrobes and superb views over the gardens, a family bathroom with bath, overhead shower, vanity wash hand basin, WC and heated towel rail. Externally there is a garage with adjoining doakroom, wash hand basin and WC. The gardens are large mainly laid to lawn and there is a gravelled drive with parking for several cars.

## SERVICES

Mains water and electricity, LPG central heating to radiators also providing the domestic hot water.

## CHARGES

The tenant will be required to meet all outgoings including council tax band E. 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

£1384 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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