



## Westwood Farm Cottage

Hexham, Northumberland, NE46 2PT

£700 pcm

Westwood Farm Cottage is a one bedroom detached property pleasantly situated in a lovely countryside setting yet conveniently placed on the outskirts of the popular market town of Hexham.

- Detached cottage
- One bedroom
- Convenient location
- Countryside views
- Garden
- Parking
- Outbuilding
- EPC rating TBC

**Tel: 01434 608980**

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

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## DESCRIPTION

Westwood Farm Cottage is a one bedroom detached property pleasantly situated in a lovely countryside setting yet conveniently placed on the outskirts of the popular market town of Hexham. The cottage comprises of living room with inglenook fireplace housing a wood burning stove, kitchen with a range of wall and base units, electric oven, extractor fan and utility with plumbing for washing machine, wash hand basin and WC. A double bedroom with feature fireplace and bathroom with bath, overhead shower, wash hand basin and WC complete the accommodation.

Externally the property has a garden, parking and an outbuilding.



## SERVICES

Mains electricity and water are connected. Drainage via a septic tank. Oil fired heating to radiators also supplying the domestic hot water.

## CHARGES

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

£800 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.



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