



## Bishopside Farm Cottage

Catton, Hexham, Northumberland, NE47 9LR

£725 pcm

Three bedroom stone detached bungalow in idyllic rural location with stunning countryside views.

- Detached stone bungalow
- Three bedrooms
- Idyllic rural location
- Superb views
- Large garden
- Large shed
- Parking
- EPC rating E

**Tel: 01434 608980**

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

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## DESCRIPTION

Three bedroom stone detached bungalow in idyllic rural location, set within the fields of a working farm with stunning countryside views. The property comprises of entrance porch leading to kitchen with a range of wooden base units, electric oven, plumbing for washing machine, space for fridge freezer and a useful pantry. The hallway leads to living room with feature fireplace housing an open fire and superb views. There are three bedrooms, two of which benefit from built in wardrobes and a family bathroom with bath, overhead shower, wash hand basin, WC and heated towel rail. Externally the property has beautiful large gardens, seating area with countryside views, large shed, two small outhouses and parking.



## SERVICES

Private water, electricity and septic tank drainage are connected. Oil central heating also providing the heating and hot water.

## CHARGES

The tenant will be required to meet all outgoings including council tax, band A The holding deposit, equal to one week's 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. Unlimited Hyper- fast B4AV broadband which is £30 per month.



## DEPOSIT

£835 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 sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the 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 whatever in relation to this property.



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