



## Patton Way Pegswood

- Semi detached house
- Two bedrooms
- Separate utility area
- Gardens to front and rear

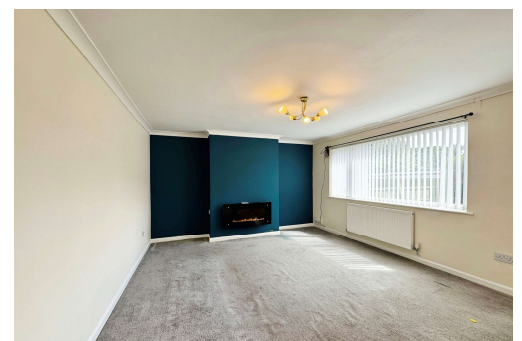
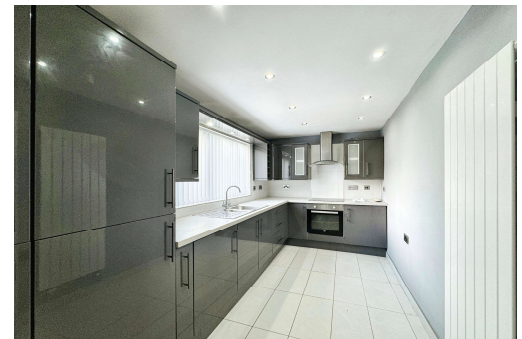
**£ 675 pcm**

Holding Deposit: £155

Security Deposit: £775

Tenancy Length: 12 Months

Council Tax Band: A EPC Rating: B



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ROOK  
MATTHEWS  
SAYER

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# Patton Way

## Morpeth

New to the market, we have a lovely two bedroomed family home which has recently been freshly re-painted and is due to have new carpets throughout. The property is located on Patton Way, Pegswood which is a great area benefitting from a good choice of amenities on your doorstep such as a doctor's surgery, pharmacy and local Co-op whilst you are only a two-mile drive away from the busy and historic market town of Morpeth where you can enjoy river walks with bustling bars and restaurants.

The property briefly comprises:- Entrance hallway leading into a modern grey high gloss kitchen with integrated appliances to include fridge, separate freezer, electric oven & hob. You further benefit from a separate utility area to the rear to house your own washing machine with access into the rear garden. The lounge is a bright airy space with floods of natural light and views over the enclosed garden to the rear.

To the upper floor, you have two good sized bedrooms, both of which offer great storage. The family bathroom has been fully tiled and fitted with W.C., hand basin, bath and shower over bath.

Externally you have a lovely garden to the front and an enclosed low maintenance garden to the rear which has been fully paved. On street parking is available.

Available for a minimum 12-month tenancy agreement. Early viewings are recommended.

Lounge: 14'8 x 11'10 (4.47m x 3.61m)  
 Kitchen: 13'4 x 7'0 (4.06m x 2.13m)  
 Utility: 6'5 x 4'9 (1.96m x 1.49m)  
 Bedroom One: 16'5 x 8'11 (5.00m x 2.72m)  
 Bedroom Two: 11'3 x 10'2 (3.43m x 3.10m)  
 Bathroom: 7'8 x 5'5 (2.33m x 1.65m)

### PRIMARY SERVICES SUPPLY

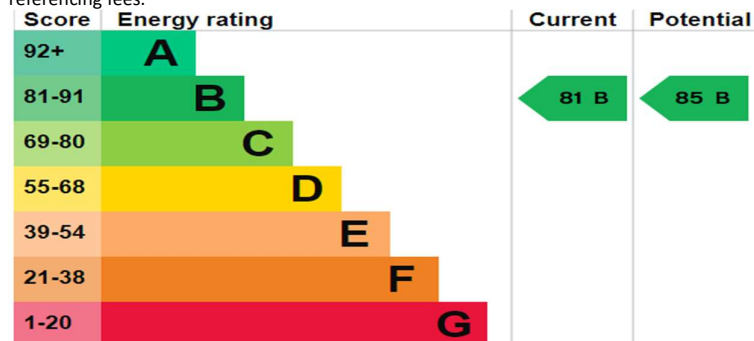
Electricity: Yes  
 Water: Yes  
 Sewerage: Yes  
 Heating: Mains Gas  
 Broadband: No  
 Mobile Signal / Coverage Blackspot: No  
 Parking: On street parking

Holding Deposit: £155  
 Security Deposit: £775  
 EPC Rating: B  
 Council Tax Band: A

### FEE DISCLAIMER

As part of our application process, fees will become due for referencing, tenancy agreement preparation and an initial inventory check (where applicable), these will be charged in addition to the Rent and Deposit that will be payable before the tenancy starts.

Please contact us for full details of the fees payable before you make any decision about this property or before you decide to view this property. We can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.



M00008073/AB/SS/25.5.24/V.1



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guidance only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential tenants are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the tenants interests to check the working condition of any appliances. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending tenants will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the rental.

**Right to Rent** – each person who is intending to reside in the property and is over 18 must complete a Tenant Application Form and prove they have the Right to Rent in the UK.

16 Branches across the North-East



Client Money Protection