



## Fennel Way Morpeth

- Detached Family Home
- Four Bedroomed
- Garage and Driveway
- Enclosed Rear Garden
- Separate Office

**£ 1,400 pcm**

Holding Deposit: £323

Security Deposit: £1615

Tenancy Length: 12 Months

Council Tax Band: E    EPC Rating: C



01670 511 711

17 Newgate Street, Morpeth NE61 1AW

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[morpeth@rookmatthewssayer.co.uk](mailto:morpeth@rookmatthewssayer.co.uk)

# Fennel Way

## Morpeth

We are very pleased to welcome to the market, this large four bedroomed detached home on Fennel Way, Morpeth. Offering bright and spacious rooms throughout, a large garden to the rear and a private driveway, this property will be a winner with any growing family. Available to move into on the 1st September for a minimum 12-month agreement.

The property briefly comprises: - Entrance hallway, spacious bright and airy lounge with views over the front garden, lovely open plan family room/kitchen with patio doors offering direct access into a lovely rear garden. The high spec kitchen has been fitted with a range of modern wall and base units, offering an abundance of storage. Integrated appliances include: - oven/hob and extractor fan. To the back of the kitchen, you further benefit from a separate utility room with space for your own washing machine and a downstairs W.C.

To the upper floor of the living accommodation, you have a separate office, four spacious bedrooms, all of which have been carpeted throughout and finished with modern décor. The master bedroom further benefits from its own en-suite bathroom which comes fitted with W.C., hand basin, and walk in shower. The family bathroom has been finished with W.C., hand basin, bath tub and shower over bath.

Externally to the front of the property, you have a generous sized level grassed garden with a private driveway which can accommodate two cars and a separate garage. To the rear, you have a fully enclosed grassed garden with patio area and overlooks woodland area. The garden is ideal, for those who enjoy outdoor entertaining.

Available to move into by the 1st September for a minimum 12-month agreement.

Lounge: 15'0 x 10'6 (4.57m x 3.20m)

Kitchen/Diner: 21'1 x 9'9 (6.43m x 2.97m)

Utility: 6'4 x 5'5 (1.93m x 1.65m)

W.C: 5'4 x 3'0 (1.62m x 0.07m)

Bedroom One: 13'4 x 10'7 (4.06m x 3.22m)

En-suite bathroom: 7'7 x 4'3 (2.31m x 0.11m)

Bedroom Two: 11'3 x 10'6 (3.43m x 3.20m)

Bedroom Three: 11'8 x 9'11 Biggest points (3.56m x 3.02m Biggest Points)

Bedroom Four: 10'3 x 9'2 (3.12m x 2.79m)

Office: 7'0 x 6'7 (2.13m x 2m)

Bathroom: 9'2 x 5'5 (2.79m x 1.65m)

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: Garage and Driveway

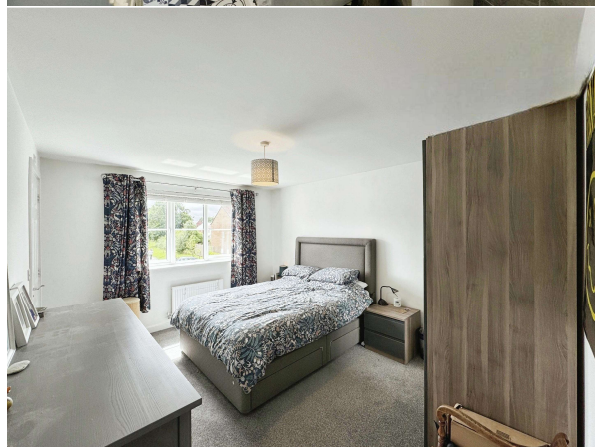
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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