



20 INGRAM ROAD

Bamburgh, NE69 7BT



GSC GRAYS

PROPERTY • ESTATES • LAND

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# 20 INGRAM ROAD

Bamburgh, NE69 7BT

A spacious semi-detached family home with fantastic views of Bamburgh Castle. This 3-bedroom property is situated in the sought-after village of Bamburgh, within walking distance of the village centre.



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### Situation and Amenities

Berwick-Upon-Tweed 19 miles, Alnwick 17 miles, Newcastle-Upon-Tyne 50 miles, Edinburgh 77 miles. Bamburgh is a very popular and picturesque village situated along the Northumberland Coast and is watched over by the iconic Castle which has guarded the village and coast for hundreds of years. Once home to the Kings of Northumbria (circa 547AD) it has seen its fair share of action over the years. To this day, Bamburgh remains a popular tourist destination and is a desirable place to call home. The village has several shops offering local fayre, including the excellent R Carter & Sons butcher, as well as a range of hotels and public houses serving a host of local produce.

### Description

Stone steps leading up to the front garden which is laid partly to lawn with well-established shrubs in the borders and hedges either side of the property. The front door leads into a small entrance hall with a window to the front of the property. The inner hallway, which is carpeted has the various rooms going off it. To the left is the dining room with an open fireplace. The room has dual aspect windows to the front and side of the property with views to the sea and Bamburgh Castle. To the right, off the main hallway, is the living room, which has dual aspect windows to the front and rear of the property. A new wood burning stove has been installed with a stone hearth to the front and carpet throughout the rest of the room. There are cupboards to either side of the fireplace with shelving, and a large walk-in cupboard with a small window to the rear and shelves. The kitchen is also off the main hallway behind the dining room. This is a newly fitted kitchen which has space for a cooker and plumbing for a dishwasher. An extractor fan is already in place and there is laminate flooring and a window to the side elevation. From the kitchen there is a door to a part double glazed and part solid wall construction porch with exposed stonework on one wall, tiled flooring and plumbing for a washing machine. Access can be gained from the porch to the back garden. In the hallway, the stairs lead to the 1st floor and under the staircase there is an open fronted cupboard with shelving. Up the stairs there is a small half landing with large window to the rear garden. A few further steps leads to the toilet. Up a few more stairs onto the first floor gives access to the 3 bedrooms and the family bathroom. The main bedroom has dual aspect windows to the front and side of the property with excellent views to the sea and Bamburgh Castle. Each of the bedrooms has exposed floorboards. The 2nd bedroom is a good sized double, with views to the castle and the sea. The 3rd bedroom is a single bedroom which could be used as an office, and this has views to the rear garden. The family bathroom has a bath with mains heated shower over, and a pedestal basin. Externally to the rear of the property is a private secluded garden with the oil tank, a log shed and a small timber summer house. There is a small room accessed from the garden, which houses the oil fired boiler, and has an electric socket. The rear garden is mainly lawn with well-established hedges on all sides, giving privacy, and faces onto fields at the back of the property.

### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £1400 per calendar month, payable in advance by standing order. In addition, a deposit of £1615 shall also be payable prior to occupation. The property comes with Off Road parking, that requires a permit from Northumberland County Council.

### Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking and Pets

Smoking is prohibited inside the property. Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

### Local Authority and Council Tax

The council is Northumberland County Council  
For Council Tax purposes the property is band C.

### Services and Other Information

The property is served by Oil Central Heating, with mains electricity, water and drainage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	43	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.