



9 FRONT STREET

Bamburgh, Northumberland NE69 7BW



GSC GRAYS
PROPERTY • ESTATES • LAND

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Located in the heart of the picturesque village of Bamburgh with stunning views of Bamburgh Castle, this attractive one bedroom property is available to rent with immediate effect.

This characterful property comprises a porch, living room and modern kitchen with a good-sized double bedroom and bathroom on the first floor with neutral décor throughout. The property is heated by an open fire with a back boiler, supplemented by electric panel heaters, and has traditional sash and case style single glazed windows. A private and easily maintained yard lies to the rear of the property with on street parking.



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Situation and Amenities

Located in the stunning and popular village of Bamburgh which is approximately 5 miles from the A1, 16 miles from Alnwick and 50 miles from Newcastle. The property is within walking distance of local amenities and attractions including several pubs, a restaurant, the newly opened Bamburgh Walled Garden Café, a butcher, Bamburgh Castle and Bamburgh Beach. The property's location offers a convenient mix of coastal living whilst having easy access to major routes and transport links.

Description

The property consists of a comfortable living room with a traditional open fire and window views overlooking the village green. The adjoining modern kitchen is equipped with an oven and space for a washing machine, sufficient storage space and lots of natural light.

The first floor of the property offers a well-sized double bedroom with built in storage and a bathroom which offers all necessary amenities.

There is a large yard to the rear of the property which offers a private space to enjoy as well as an outside shed.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Term Tenancy for an initial term of 12 months at a rental figure of £800.00 per calendar month, payable in advance by standing order. In addition, a deposit of £923.00 shall also be payable prior to occupation.

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 month's 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 references through a referencing agency. The obtaining of such references is not a guarantee of occupation.

Insurance

Tenants are responsible for insuring 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.

Services and Other Information

Heated by a back boiler with electric heater in bedroom, open fire, mains electricity, mains drainage and water.

Local Authority and Council Tax

Northumberland County Council, Telephone 0345 600 6400

For council tax purposes the property is Band B

The property is an EPC E.

Viewings

Viewings are strictly by appointment only by Beth Taylor of GSC Grays, telephone: 01665 568310

Particulars and Photographs


Particulars were written and photographs taken in March 2025

Disclaimer

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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