



# NUBBOCK LODGE

Lowgate, Hexham, Northumberland NE46 2NU



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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Situated just outside the popular market town of Hexham, this three-bedroom bungalow has recently undergone a full renovation making it an ideal rental home. The property benefits from underfloor heating throughout, upgraded insulation to the floors, walls, and ceilings, along with a brand-new contemporary kitchen and bathroom suite. Its south-facing aspect provides stunning views across open countryside, while the spacious garden offers a blank canvas for keen gardeners. This property would be perfect for somebody who enjoys gardening and is looking to rent long term.



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### SITUATION & AMENITIES

The property is situated in a rural yet accessible location, just off the Allendale Road to the south west of Lowgate. Hexham is approximately 4 miles away which offers a wide range of shops, cafés, schools and other local amenities, as well as rail and bus links to Newcastle/Carlisle.

There is also a bus stop located less than 50 metres away from the property providing a regular service into Hexham and out as far as Allenheads.

### DESCRIPTION

This newly renovated detached bungalow is in pristine condition, available unfurnished. It offers three spacious double bedrooms, a family bathroom with an over-bath shower, in addition to a separate WC. The modern kitchen includes wall and base units, leaving spaces for a free-standing oven, dishwasher and washing machine. The spacious living room also benefits from a refurbished multi-fuel stove. Windows are all double glazed and front and back doors are UPVC.

Central heating is provided by an oil fired boiler serving underfloor heating throughout with digital thermostatic controllers. The bathroom also benefits from electric towel rails.

Externally, the property offers a generously sized 'blank canvas' garden that spans around the southern and eastern elevations. Parking is available for two vehicles.

The property also benefits from a newly installed full fibre internet connection to the B4RN network offering data speeds of as much as 1,000mb/s. For more information, please visit [b4rn.org.uk](http://b4rn.org.uk).

### 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 £1,550 per calendar month, payable in advance by standing order. In addition, a deposit of £1,750 shall also be payable prior to occupation.

### HOLDING DEPOSITS

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. Once your holding deposit has been received, 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 reasonably delay in responding to any reasonable request made by our firm, and it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any 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 returned 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 & PETS

Smoking is prohibited inside the property. Pets shall not be kept at the property without the prior written consent of the Landlord.

### SERVICES

Oil fired central underfloor heating, mains electricity, drainage and water system. Private water and drainage charges are not included in the rent. Full fibre internet is available.

### LOCAL AUTHORITY & COUNCIL TAX

Northumberland County Council, Telephone 0345 600 6400

For council tax purposes the property is Band C

### VIEWING

Viewings are strictly by appointment only by an agent of GSC Grays, telephone: 07535 387856, email: [anm@gscgrays.co.uk](mailto:anm@gscgrays.co.uk)

### PARTICULARS

Particulars were written in September 2025. Pictures were taken in September 2025.



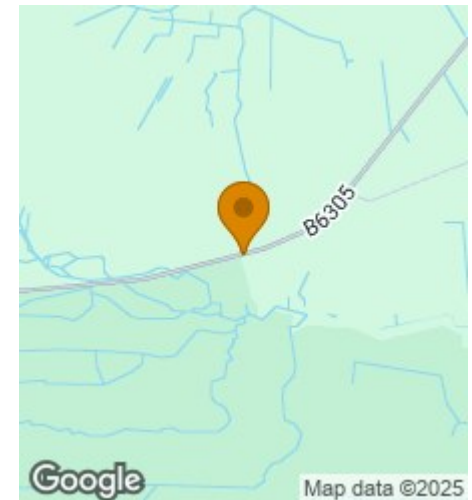


## Nubbock Lodge, Hexham, NE46 2NU



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

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		
	58	85
England & Wales		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.