

8 Chestnut Street, Wallsend



£450 PCM

*** UNFURNISHED **** AVAILABLE NOW **** TERRACED MID-LINK **** TWO BEDROOMS *** COUNCIL TAX BAND A **** NO SET UP OR ADMINISTRATION FEE £ **** ENERGY RATING D ***

To let on an un-furnished basis, this two bedroom Mid Link house is nicely situated in Chestnut Street, convenient for all Wallsend amenities and facilities. The property has UPVC double glazing throughout, electric heating and a patio garden to the rear. There are two bedrooms and a bathroom upstairs and a lounge, open to a fitted kitchen and a ground floor cloakroom. Call next2buy Ltd to arrange a viewing - 0191 2953322.

The Property Comprises

Entrance

UPVC door into lobby, wood effect laminate flooring, access to..

Cloakroom

UPVC double glazed window, fitted with a two piece suite, tiled walls and flooring.

Lounge

17'8" x 11'7" (5.38m x 3.53m) UPVC double glazed window to the front elevation, wooden fire surround with an electric fire and wood effect laminate flooring, open to..



Kitchen

9'5" x 6'11" (2.87m x 2.11m) UPVC double glazed window and door to the rear, part tiled walls and tiled flooring, fitted with a modern range of floor and wall units, counters, sink, integral fridge, washing machine and an aluminium style hob, oven and feature extractor hood over the hob, access to a storage cupboard and...



Staircase To The First Floor

Loft access and landing leading to..

Bedroom One

10'9" x 11'7" (3.28m x 3.53m) Two UPVC double glazed windows, electric wall heater.



Bedroom Two

3.45m x 3.53m (11'4" x 11'7") L-shaped with two UPVC double glazed windows, electric wall heater.



Bathroom

5'3" x 8'11" (1.60m x 2.72m) Tiling to the walls and floor, fitted with a white three piece suite and a shower over the bath.



EXTERNALLY

To the front, there is a small walled courtyard and to the rear, there is a paved courtyard with parking access.



ARLA

Next2buy Ltd is a member of ARLA, www.arla.co.uk. We have Client Money Protection provided by ARLA and are part of The Property Ombudsman for independent redress.

Reservation

We require a holding deposit of £100.00 (inclusive of vat) which will secure a property whilst we carry out reference checks via a specialist firm. Should the reference checks be unacceptable, for any reason, or the applicant withdraws their interest in the property, the holding deposit paid will be forfeited in full. Holding fees are non-refundable and non-transferable.

NB - The holding deposit is refundable in the following circumstances;

IN FULL - If the offer is not accepted by the Landlord, or the Landlord withdraws the property.

Where the tenant provides false or misleading information and the Landlord is unable to re-let the property by the proposed move in date, a charge will be levied to cover all of the landlord's cost up to a maximum of the deposit paid. If after 48 hours the tenant withdraws their offer, and the Landlord is unable to re-let the property by the proposed move in date, then a charge will be levied to cover the landlord's costs of up to a maximum charge of the deposit paid.

Example

We require one month's rent as a damage deposit (+£50)

VAT is calculated at the prevailing rate of 20%

e.g Based on a rent of £350.00 pcm
One month's rent in advance: £350.00
Damage Deposit:£400.00

Total; £750.00 (inclusive of VAT)

These figures are guideline's only and will change accordingly to the monthly rental figure. I.e. If the monthly rent is £600.00 then you must make your calculation based on £600.00 rent + £650.00 etc.

The damage deposit will be returnable subject to satisfactory inventory check and evidence of the final payment of utilities.

Obligations

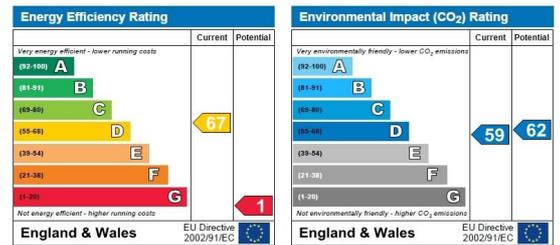
The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
 Monday 9am - 6pm
 Tuesday 9am - 6pm
 Wednesday 9am - 6pm
 Thursday 9am - 6pm
 Friday 9am - 6pm
 Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE



You may download, store and use the material for your own personal use and research. You may not re-make the material available to any party or make the same available on any website, online service or by any other means without the website owner's express prior written consent. All rights reserved.

wise
r party or
pyright

www.next2buy.com

136/138 station road
wallsend, NE28 8QT

tel: 0191 295 3322