



Ivanhoe View, NE9 7TR
3 Bed - Bungalow
£1,100 Per Calendar Month

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Rarely available bungalow in a traditionally sought after street with nice views.

<https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Offered to the market is this extended semi detached bungalow which briefly comprises; entrance lobby, hallway, spacious lounge with extended dining area, breakfasting room, kitchen, three bedrooms, extended bathroom/wc, and utility room. Below the property there is an oversized garage with electric door. Gardens are located to both sides. Private rear garden. Viewing is strongly recommended.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

Bond: £1,100

Specifications: Unfurnished. Families welcome. Pets Considered. No smokers allowed

Redress

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

Required earnings: Tenant Income £39,600. Guarantor Income £39,600 (if required)

n.b photos were taken in 2022 before current tenant moved in

Entrance Hallway

Lounge

Dining Area

Kitchen

Three Bedrooms

Bathroom

Utility Room

Agents Notes

Council Tax: Gateshead County Council, Band D - Approx. £2,578 p.a
EPC To Follow

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the

Ofcom Website – <https://www.ofcom.org.uk>

Restrictions – stairs only, no lift

Flood risk – refer to the Gov website -

<https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website -



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

DURHAM

1-3 Old Elvet

DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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WYNYARD

The Wynd

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E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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