



1 Bath Close

Battle Hill, Wallsend, NE28 9DZ

**** THIS PROPERTY IS NOW "LET AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO LET AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH ****

**** THREE BEDROOM END TERRACE HOUSE ** SPACIOUS KITCHEN DINER ** LOVELY REAR GARDEN ****

**** MOSTLY NEWLY DECORATED AND CARPETED ** COMMUNAL CAR PARK NEARBY ****

**** AVAILABLE NOW UNFURNISHED ** EXCELLENT ROAD & TRANSPORT LINKS ** SHOPPING NEARBY ****

**** COUNCIL TAX BAND A ** ENERGY RATING C ** DEPOSIT £950 ****

£900 Per Month

1 Bath Close

Battle Hill, Wallsend, NE28 9DZ



- Three Bedroom End Terrace House
- Unfurnished - Available Now
- Deposit £950
- Spacious Kitchen Diner
- Lovely Rear Garden
- Council Tax Band A
- Excellent Transport & Road Links to A19/Tyne Tunnel & Coast Road
- Close To Amenities -
- EPC Rating C

Porch

6'8" x 6'8" (2.05 x 2.05)
Double glazed windows, access to inner hallway.

Lounge

16'11" x 9'10" (5.18 x 3.00)
Double glazed window, radiator.

Kitchen Diner

16'9" x 10'0" (5.12 x 3.06)
Spacious kitchen diner with double glazed window and double glazed French door to rear garden, wall and floor units with work tops over, sink, integrated oven & hob, extractor hood, tiling to walls and floor, breakfast end bar, radiator.

Downstairs W/C

Wood effect flooring, toilet, wash hand basin, tiling to walls.

Bedroom 1

14'9" x 8'9" (4.50 x 2.68)
Double glazed window, radiator.

Bedroom 2

13'10" x 10'3" (4.23 x 3.14)
Double glazed window, radiator.

Bedroom 3

8'8" x 7'8" (2.66 x 2.35)
Double glazed window, wood effect flooring, radiator.

Bathroom

8'0" x 6'1" (2.44 x 1.87)
Double glazed window, toilet, wash hand basin, bath with bath shower over, tiling to walls and floor, radiator.

External

Lovely low maintenance rear garden with outbuilding for storage, brick wall and wooden fence enclosed, trampoline and patio areas.

Broadband

<https://www.openreach.com/fibre-checker/my-products>

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.

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.







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC