

174 Churchill Street Howdon, Wallsend, NE28 7TQ

** TWO BEDROOM SEMI DETACHED HOUSE ** AVAILABLE NOW ** UNFURNISHED **

**GARDENS, FRONT, SIDE AND REAR ** UTILITY ROOM ** ENERGY RATING D ** FREEHOLD **

** CLOSE TO LOCAL AMENITIES, SCHOOLS AND MAJOR ROAD LINKS ** COUNCIL TAX BAND A **

** DEPOSIT £850 **

£800 Per Calendar Month



- Two Bedroom Semi-Detached House
- Utility Room
- Available Now - Unfurnished
- Close to Local Amenities, Transport Links and Schools
- Gardens, Front/Side/Rear
- Council Tax Band A

• Deposit £850

Entrance

Double glazed door into the hall. Staircase leading to the first floor landing, radiator, double glazed window to the side elevation.

Lounge

11'0" x 15'1" (3.35 x 4.61)

Double glazed window, radiator. Access into the kitchen.

Kitchen

8'11" x 13'10" max (2.72 x 4.24 max)

Fitted with range of wall and floor units with countertops, built in electric hob, oven and extractor hood, sink, storage cupboard, double glazed window, radiator. Access into the utility area.

Utility Area

5'5" x 5'9" (1.66 x 1.75)

Access into the private rear garden, boiler, work surfaces, plumbed for washing machine, recessed storage area.

First Floor Landing

Storage cupboard, access into the bedrooms and shower room. Double glazed window to the side elevation. Access into the loft, which has ladder access, boarded and electric.

Bedroom One

9'2" x 16'1" max (2.81 x 4.91 max)

Two double glazed windows to the front elevation, radiator, built in wardrobes to one wall, storage cupboard.

Bedroom Two

10'11" x 9'2" (3.34 x 2.79)

Double glazed window, radiator and a built in wardrobes.

Shower Room

6'10" x 5'6" (2.08 x 1.67)

Shower cubicle, WC and a wash hand basin set within vanity unit. Double glazed window.

External

Set back from the road, has low maintenance gardens to the three sides.

• Energy Rating D

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available Speeds:

Download: 1800 Mbps Upload: 220 Mbps

Mobile: Indoor EE>Likely Three> Likely 02>Limited

Vodafone>Likely

Outdoor EE>Likely Three> Likely 02>Likely

Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Rivers and the sea: Very Low

Surface water: Very Low

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%

Based on a rent of £0.00 pcm

One month's rent in advance: £0.00

Damage Deposit: £0.00.

Total; £0.00 (inclusive of VAT)

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

Obligations

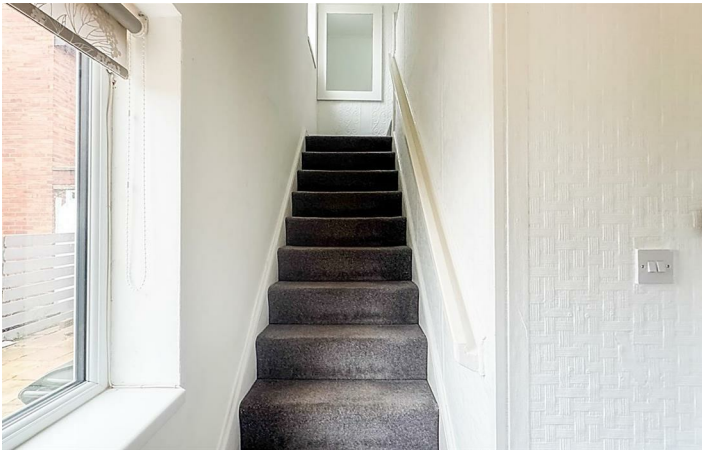
The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

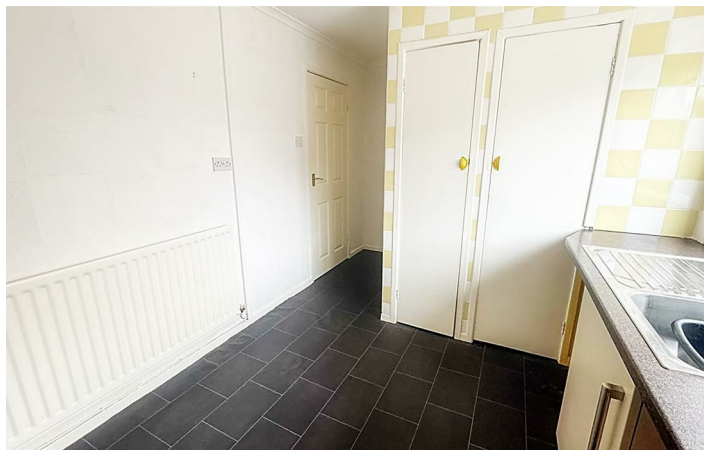
PROPERTYMARK

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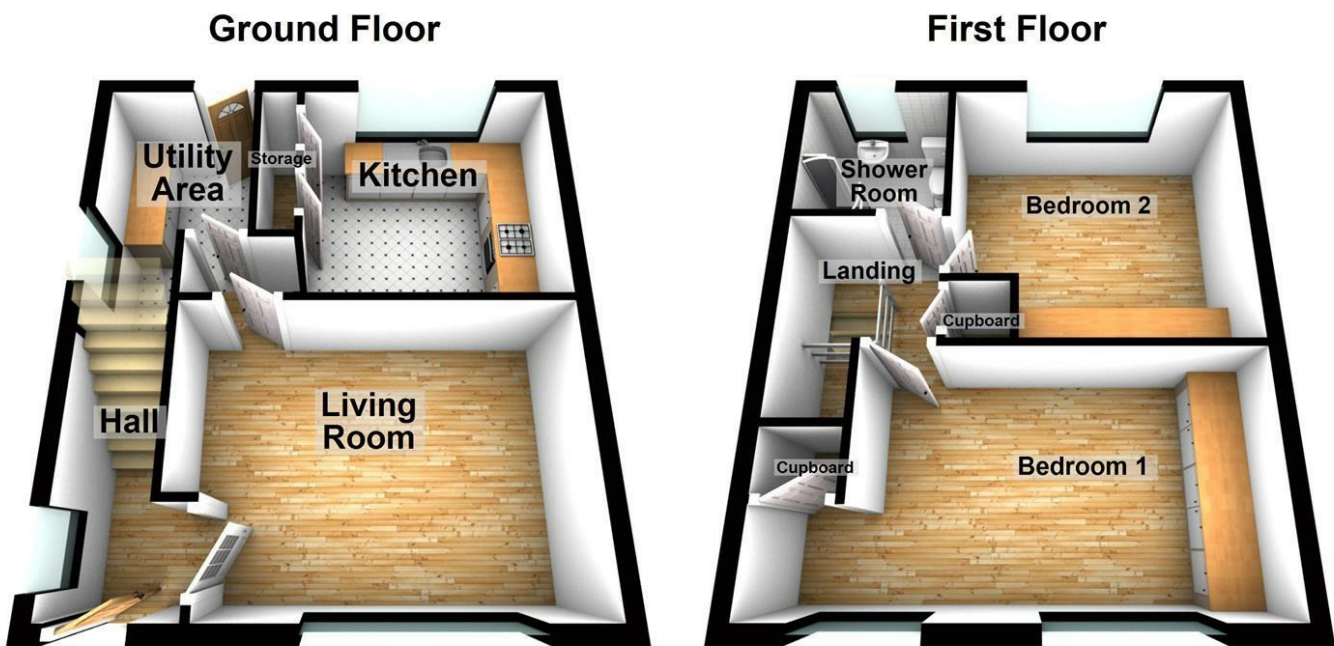
The PropertyMark Conduct and Membership Rules can be found here: www.propertymark.co.uk/professional-standards/rules.html#obligations.

We are also a member of The Property Ombudsman for independent redress.





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		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC