



**35 David Street**  
, Wallsend, NE28 8RA

**\*\* TWO BEDROOM FIRST FLOOR FLAT \*\* PART FURNISHED \*\* CLOSE TO SHOPPING FACILITIES \*\***

**\*\* NEARBY METRO STATION & BUS SERVICES \*\* GARDEN TO REAR \*\* AVAILABLE NOW \*\***

**DEPOSIT £675 \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\***

**£625 Per Calendar Month**



- Two Bedroom First Floor Flat
- Close To Shopping Facilities
- Council Tax Band A
- Part Furnished - Available Now
- Nearby Bus Services & Metro Station
- Energy Rating C
- White Goods Included
- Deposit £675

#### Entrance

Entrance door, stairs to the first floor accommodation.

#### Landing

Double glazed window, radiator.

#### Lounge

13'6" x 10'2" (4.13 x 3.12)

Double glazed window, sofa, cupboard, radiator.

#### Kitchen

2.21 x 1.75

Fitted with wall and base units with work surfaces over and sink unit. Double glazed window, gas cooker, fridge and washing machine.

#### Bedroom 1

12'2" + bay x 11'9" (3.73 + bay x 3.59)

Double glazed bay window, radiator, bed, chest of drawers and wardrobe.

#### Bedroom 2

9'3" x 7'6" (2.84 x 2.30)

Double glazed window, radiator.

#### Bathroom

7'10" max x 5'1" max I shaped (2.40 max x 1.57 max I shaped)

Comprising; bath with shower over, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

#### External

Externally there is a garden to the rear.

#### Material Information

##### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

EE-L

Good in-home and outdoor

O2-

Good in-home and outdoor

Three-UK-

Variable in-home, good outdoor

Vodafone

Good in-home and outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

#### CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.

#### 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 £625 pcm

One month's rent in advance: £625

Damage Deposit: £675

Total; £1300 (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.

#### Para PROPERTYMARK

next2buy Ltd is a member of PropertyMark. Client money protection (CMP) provided by: PROPERTYMARK Scheme Reference: C0011788.

The PropertyMark Conduct and Membership Rules can be found here:

[www.propertymark.co.uk/professional-standards/rules.html#obligations](http://www.propertymark.co.uk/professional-standards/rules.html#obligations).

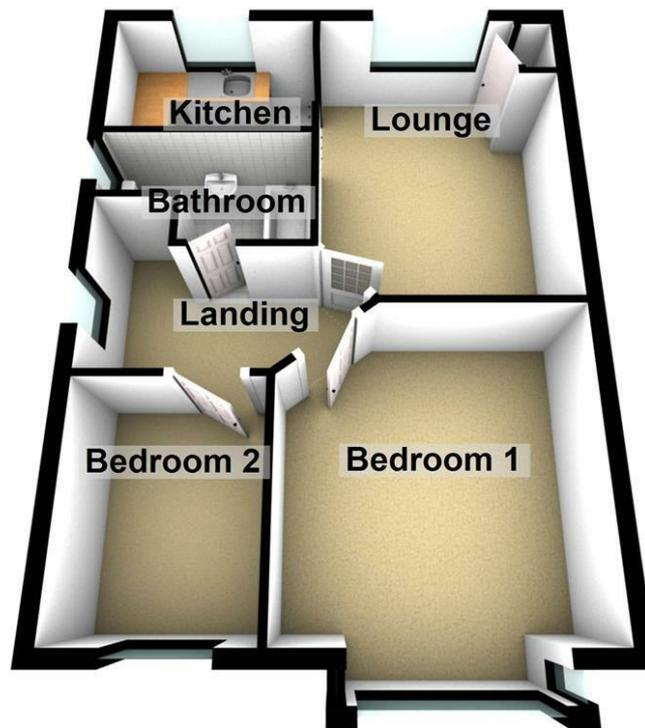
We are also a member of The Property Ombudsman for independent redress.





## Floor Plan

### First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	