



105 Exeter Road

Hadrian Lodge, Wallsend, NE28 9YR

**** 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 ****

**** TWO BEDROOM FIRST FLOOR FLAT ** SOUGHT AFTER AREA ** GARAGE ** £700 PER MONTH ****

**** TO RENT UNFURNISHED ** AVAILABLE LATE OCTOBER ** CLOSE TO RISING SUN COUNTRY PARK ****

**** EXCELLENT TRANSPORT AND ROAD LINKS ** CLOSE TO AMENITIES & SILVERLINK ****

**** DEPOSIT £750 ** COUNCIL TAX BAND A ** EPC RATING D ****

£700 Per Month



- Two Bedroom First Floor Flat With Garage
- Rent £700 Per Month

• Deposit £750 Entrance

Double glazed entrance door leading to....

Lounge

12'5" x 12'4" (3.81 x 3.77)

Double glazed window, coving to ceiling, electric wall heater.

Kitchen

8'5" x 6'5" (2.57 x 1.96)

Double glazed window, wall and floor units with work tops over, sink, integrated oven and hob, extractor, tiling to walls and floor.

Bedroom 1

12'7" x 9'8" (3.85 x 2.95)

Double glazed window, coving to ceiling, electric wall heater, wardrobes.

Bedroom 2

9'9" x 7'8" (2.99 x 2.36)

Double glazed window, electric wall heater, sliding door wardrobes.

Shower Room

6'6" x 6'5" (2.00 x 1.98)

Double glazed window, toilet, wash hand basin with storage, shower cubicle, tiling to walls and floor.

Garage

Single garage in an adjacent block.

External

Gardens to the front and side.

Broadband

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

- Sought After Area

- Excellent Transport & Road Links to A19/Tyne Tunnel & Coast Road

• Council Tax Band A Para - 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.

Para - Example

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

VAT is calculated at the prevailing rate of 20%

- Unfurnished - Available Late October

- Close To Amenities

• EPC D

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.

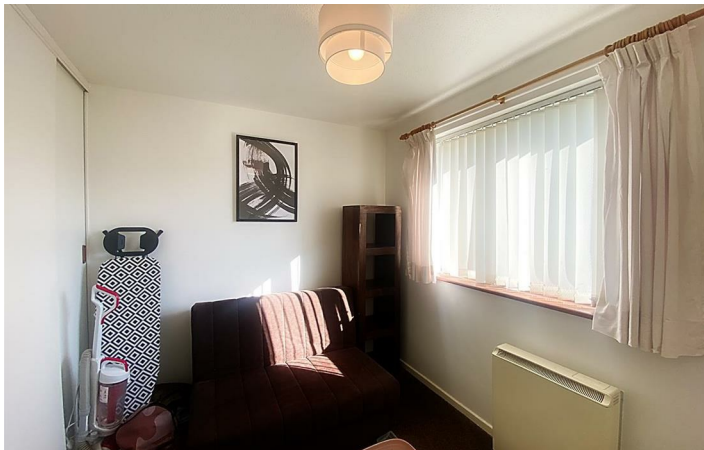
Para - Obligations

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

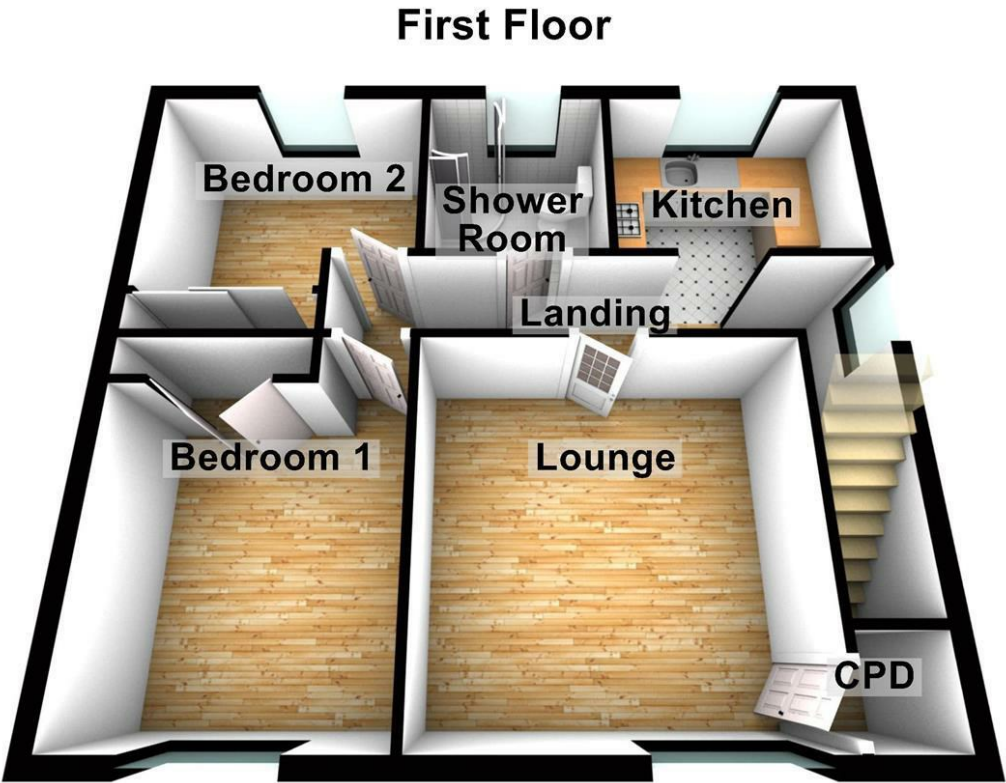
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The Propertymark Conduct and Membership Rules can be found here: www.propertymark.co.uk/professional-standards/rules.html#obligations. We are also a member of The Property Ombudsman for independent redress.





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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales		
EU Directive 2002/91/EC		