



8 Bodmin Close

, Wallsend, NE28 9SF

** THREE BEDROOM MID TERRACE HOUSE ** AVAILABLE MID FEBRUARY ** UNFURNISHED **

** GREAT FAMILY HOME ** COUNCIL TAX BAND A ** OFF STREET PARKING ** EPC RATING C **

** COUNCIL TAX A ** DEPOSIT OF £1000**

£950



- Three Bedroom Mid Terraced House
- Downstairs WC
- Energy Rating C
Entrance Porch
6'9" x 6'7" (2.08 x 2.01)
UPVC door into porch and UPVC door into hallway. Double glazed window and laminate flooring.
- Available Mid February
- Modern Shower Room
- Deposit £1000
Bedroom 2
13'4" max x 10'2" (4.07 max x 3.12)
Double glazed window, radiator. Front elevation.
- Unfurnished
- Close to Local Amenities, Schools and Transport Links
- Council Tax BAnd A including electric, gas, water, telephone, and is responsible for Council Tax.

Hallway
8'7" x 3'3" (2.62 x 1.00)
Access to downstairs WC. stairs to first floor and landing, radiator and laminate flooring.

Downstairs WC
4'11" x 3'1" (1.50 x 0.94)
Double glazed window, WC.

Kitchen
9'7" x 8'10" (2.93 x 2.71)
Fitted with range of wall and base units, built in oven and hob with extractor hood, part tiled walls, plumbed for washing machine.

Dining Area
16'9" max x 8'0" (5.11 max x 2.46)
Laminate flooring, radiator, access to lounge,

Lounge
16'9" x 8'2" (5.12 x 2.49)
Double glazed window, double glazed door with access to rear garden, radiator, laminate flooring

Stairs to First Floor
Access to Landing.

Landing
10'7" x 6'1" (3.25 x 1.87)
Cupboard, access to bedrooms, and shower room

Bedroom 1
14'5" x 10'3" max (4.40 x 3.13 max)
Double glazed window, radiator. Rear elevation.

Bedroom 3
8'9" x 7'8" (2.68 x 2.34)
Double glazed window, radiator, laminate flooring, Rear elevation.

Shower Room
7'10" x 6'1" (2.41 x 1.87)
Double glazed window, part tiled, ladder style radiator, WC, wash hand basin, corner shower cubicle.

External
To the front there is parking available and the to the rear there is a low maintenance garden.

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 £950 pcm
One month's rent in advance: £950
Damage Deposit: £1000.
Total: £1950 (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

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.

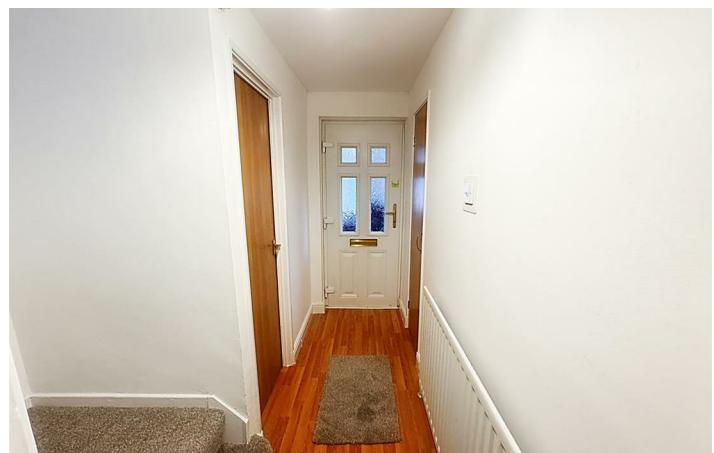
NB - The holding deposit is refundable in the following circumstances;
IN FULL - If the offer is not accepted by the Landlord, or the Landlord withdraws the property.

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.

PROPERTYMARK

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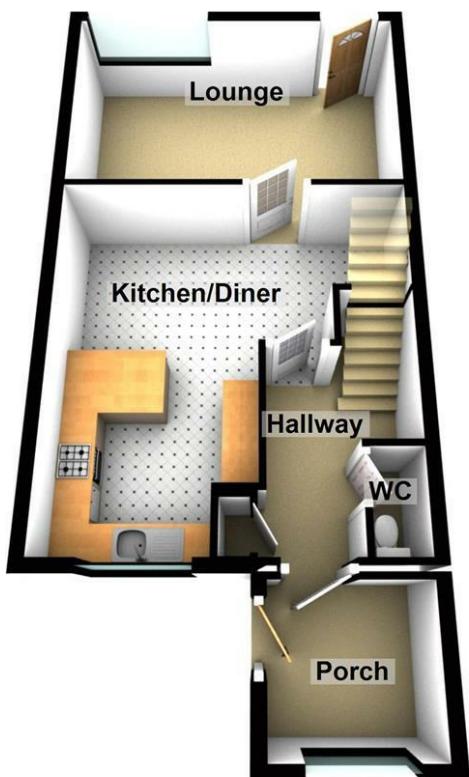
The Propertymark Conduct and Membership Rules can be found here: www.propertymark.co.uk/professional-standards/rules.html#obligations. We are also a member of The Property Ombudsman for independent redress.



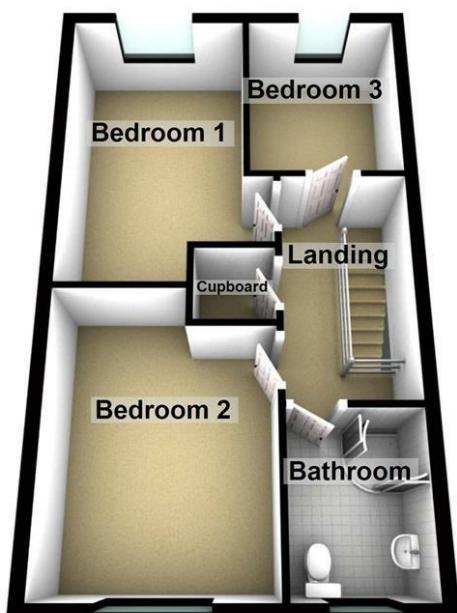


Floor Plan

Ground Floor



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 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		84
(69-80) C	73	
(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	