



## 41 Hillside

Tweedmouth, Berwick-upon-Tweed, TD15 2BX

**£750 Per Calendar Month**

An excellent opportunity to rent this well presented two bedroom semi-detached house.

The home is in a popular residential area on the outskirts of Tweedmouth, with views of the countryside at the rear and benefits from full double glazing and gas central heating.

The well maintained interior comprises of an entrance hall, a good sized living room, a spacious kitchen/breakfast room with oak units with appliances and a double patio doors to the rear garden. There is a side entrance hall with a useful storage cupboard. On the first floor is a modern bathroom and two double bedrooms, the main bedroom has a walk-in storage cupboard.

Gardens at the front and rear of the house which have been landscaped for ease of maintenance, the rear garden has a timber garden shed.

Rent PCM: £750

Deposit: £865



## Entrance Hall

3'9 x 4'5 (1.14m x 1.35m)

Partially glazed entrance door giving access to the hall, which has a cupboard housing electric meters and stairs to the first floor landing. Door to the living room.

## Living Room

10'9 x 13'3 (3.28m x 4.04m)

A good sized reception room with a double window to the front and an inglenook fireplace for an electric fire. Central heating radiator, a telephone point and eight power points.

## Kitchen/Breakfast Room

11'4 x 16'4 (3.45m x 4.98m)

Fitted with a superb range of oak effect wall and floor kitchen units with granite effect worktop surfaces. Built-in double oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine and a quartz sink and drainer below the window to the rear. Double French doors giving access to the rear garden, a central heating radiator and twelve power points.

## Rear Hall

3' x 3' (0.91m x 0.91m)

Partially glazed entrance door giving access to the side of the property and a built-in understairs cupboard with a cloaks hanging area and two power points.

## First Floor Landing

5'3 x 6'5 (1.60m x 1.96m)

Window to the side, a built-in airing cupboard housing the central heating boiler. Access to the loft, a central heating radiator and one power point.

## Bathroom

5'9 x 6'5 (1.75m x 1.96m)

Fitted with a white three-piece suite which includes a bath with a shower and screen above, a wash hand basin below the frosted window to the rear and a toilet. Heated towel rail.

## Bedroom 1

10'4 x 13'4 (3.15m x 4.06m)

A large double bedroom with a double window at the front, a central heating radiator and a walk-in storage cupboard with a window. Two power points.

## Bedroom 2

10'2 x 10' (3.10m x 3.05m)

A double bedroom with the window to the rear with countryside views, a central heating radiator and a built-in double wardrobe with shelving below. Four power points.

## Garden

Small enclosed garden the front with a decked sitting area and artificial grass with a raised planter. Enclosed rear garden with decked and gravelled sitting areas and a large timber garden shed.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Council tax band A.

All mains services are connected.

Tenure-Freehold.

EPC-

## Agency Details

### OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

### FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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