



3 Bedroom Terraced

£1,350 per month

Warkworth Woods, Newcastle Great Park, Newcastle Upon Tyne



- 3 Bedroom house
- New kitchen
- Spacious lounge
- Ground floor wc, en-suite and bathroom
- Enclosed rear garden
- Integral garage
- Peaceful location
- Lots of green spaces nearby
- Bus route close to Great North Road

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Newcastle Upon Tyne, NE3 5RB

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Three bedroom terraced house with entrance hall leading to downstairs wc, lounge and kitchen/diner. First floor has primary bedroom with en-suite, bedrooms two and three plus the family bathroom. The property is heated by gas central heating and has light fittings and radiators in all rooms. There is a lovely mature rear garden. The garage is integrated.

TENANCY DEPOSIT PROTECTION

For fully managed properties Bird House Properties Ltd will protect your tenancy deposit in the Government approved scheme My Deposits membership number M01200857. Deposits will be the equivalent to 1 x month's rent.

REDRESS SCHEME

Bird House Properties are members of PRS The Property Redress Scheme. You can find out more information about this by contacting the agency directly.

PERMITTED PAYMENTS

The holding deposit required will be the equivalent to 1 x weeks rent. The deposit fee will be off-set against the first month's rent. The holding deposit fee is non-refundable if you are found to have provided misleading information on the application form. We carry out references via Vouch and we use the Goodlord platform to send you tenancy related paperwork and contracts.

The holding deposit does not constitute an offer until the references have been successfully carried out. The holding deposit is also non-refundable if you fail "Right to Rent" checks which are carried out on all prospective tenants.

The holding deposit fee is also non-refundable if you withdraw from the property for any reason or fail to take reasonable steps to enter into the tenancy within an agreed timescale.

All utilities, council tax, gas, electric, oil, telephone, broadband, television licence and water rates will be paid for by the tenants.

A late rent charge, where the tenant is more than 14 days in arrears will be charged at 3% per annum above the Bank of England base rate until the rent appears are cleared.

Where the tenant/s request early termination of the tenancy, a fee not exceeding £600 including vat will be payable to Bird House Properties Ltd to cover reasonable costs associated with the termination and re-letting of the property.

Keys – Bird House Properties require all keys provided with the tenancy agreement be returned. Should keys go missing there will be reasonable costs for replacements ranging from £10 to £19.95 inclusive of vat for the key and £15 per hour no vat for staff time.

ADDITIONAL INFORMATION

Bird House Properties Ltd are members of CMP who offer "client money protection" here our clients funds are protected within the scheme.

Location

Warkworth Woods was the first development within Newcastle Great Park to be completed and the estate is a quiet location with green spaces and a children's playpark. Quick links to the A1 and bus routes as well as the Great North Road into Gosforth and Newcastle City Centre.

Property Description

Ground Floor

Entrance hallway -

Lounge - *14' 0" x 10' 3" (4.3m x 3.14m)*

kitchen - *13' 1" x 7' 11" (3.99m x 2.44m)*

Dining area - *8' 9" x 7' 6" (2.68m x 2.32m)*

Ground floor wc -

First Floor

Primary bedroom - *14' 11" x 9' 8" (4.57m x 2.96m)*

En-suite -

Bedroom two - *11' 5" x 8' 5" (3.51m x 2.59m)*

Bedroom three - *9' 3" x 8' 7" (2.83m x 2.62m)*

Bathroom -



Warkworth Woods

Ground floor



Ground Floor

Warkworth Woods

First floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.