



**23 Rennington Avenue, Tynemouth, NE30 3PA**  
**£1,150 Per Month**

# 23 Rennington Avenue, Tynemouth, NE30 3PA

Three Bedroomed Semi Detached House ideally located just off the Sea Front with gas central heating and UPVC double glazing.

Comprises : Hallway, Lounge open to Dining Room, Kitchen with hob/oven, Three Bedrooms, Bathroom and Separate w.c. with white suite.

Gardens to front and rear - good size to rear with southerly aspect.

## RENTAL INFORMATION

COUNCIL TAX: B  
EPC RATING:  
RENT: £1150 pcm  
TERM: 6 month initial term  
DEPOSIT: £1325  
HOLDING FEE: £265  
PROPERTY TYPE: Semi-detached house  
CONSTRUCTION: Traditional  
UTILITIES: Mains gas, electricity, water and drainage.  
PARKING: On street parking.

## LOCATION

The property is ideally located on Rennington Avenue, Tynemouth., only a short walk from Tynemouth Long Sands beach which has a wide variety of local amenities including cafes, bars, and restaurants. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service.

## DESCRIPTION

A three bedroom semi-detached house with good sized gardens to front and rear

## ACCOMODATION

### GROUND FLOOR

#### Hallway

UPVC double glazed entrance door. UPVC double glazed window. Double panel radiator. Stairs to first floor.

#### Lounge

14'1" x 12'5" (4.29 x 3.78)  
UPVC double glazed window. Double panel radiator. Open to :-

#### Dining Room

10'4" x 8'3" (3.15 x 2.51)  
UPVC double glazed window. Single panel radiator.

#### Kitchen

10'1" x 9'8" (3.07 x 2.95)  
Range of wall and floor units with complimenting work surfaces incorporating stainless steel bowl and drainer. Stainless steel hob, under oven, chimney style extractor hood. Two UPVC double glazed windows. UPVC double glazed door to garden. Double panel radiator.

### FIRST FLOOR

#### Landing

UPVC double glazed window.

#### Front Bedroom

9'5" x 7'7" (2.87 x 2.31)  
UPVC double glazed window. Single panel radiator.

#### Front Bedroom

12'9" x 10'11" (3.89 x 3.33)  
UPVC double glazed window. Single panel radiator.

#### Rear Bedroom

10'11" x 9'6" (3.33 x 2.90)  
UPVC double glazed window. Single panel radiator.

#### Bathroom

White suite comprising panel bath with shower over, pedestal wash basin. Tiled splash backs. UPVC double glazed window. Single panel radiator. Linen cupboard.

#### Separate w.c.

Low level w.c. UPVC double glazed window.

### OUTSIDE

#### Front Garden

Lawned garden to front. Side access to rear garden.

#### Rear Garden

Good sized garden to rear laid to lawn with shrub borders having southerly aspect. Workshop with Belfast sink and Brick stores.

### TENANTS OBLIGATIONS

The Tenant is responsible (unless otherwise informed) for the connection and payment of all the utilities including electric, gas, water, telephone and is responsible for Council Tax. The Tenant must keep the property and its gardens in good, clean and tidy condition throughout the term of the tenancy. It is the responsibility of the Tenant to contact the relevant utility companies and set up the bills in their own names.

### DEPOSIT

DEPOSIT: £1325

R A Jackson & Son LLP use the Deposit Protection Scheme (DPS) to protect your deposit. The DPS is a government approved tenancy deposit scheme. Further information can be found at [www.depositprotection.com](http://www.depositprotection.com)

### ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is C (69). A full copy of the report is available upon request.

### MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

### PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

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- Residential Sales and Lettings
- Commercial Sales and Lettings
- Professional Valuation of Commercial and Residential Property
- Home-buyer Survey and Valuation
- Property Management
- Acquisition

To find out more please contact us on 0191 257 1253 or e mail: [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)

