



## 12 Tyne View Place, Gateshead, NE8 2HR

£850 Per Calendar Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished basis is this immaculately presented, two bedroom family home which is decorated to an exceptional standard. Being ideally located with access to local transport links into Gateshead Town Centre, Newcastle City Centre and a stones throw from the A1, the property will appeal to a wide variety of applicants. Briefly comprising of; entrance porch, lounge, dining kitchen, two bedrooms and a stunning bathroom. The property also benefits from gas central heating and double glazing throughout. There is a low maintenance lawn to the front and an enclosed rear garden which is perfect for those Summer evenings and also has a provision for off street parking. Early viewing is highly recommended to avoid the disappointment of missing out on this stunning home.

## **Entrance Porch**

With access door through to the lounge.

## **Lounge**

Bright and airy lounge with stairs leading to the first floor and access through to the dining kitchen. A large bay window over looks the front aspect and gas central heating radiators.

## **Dining Kitchen**

Fabulous dining kitchen fitted with a range of modern wall and base units. Integrated oven, hob and extractor fan. There is a UPVC window and door leading to the rear garden.

## **Main Bedroom**

Spacious main bedroom with built in wardrobes and storage cupboard, UPVC window overlooking the front aspect and gas central heating radiator.

## **Bedroom Two**

Good sized second bedroom with UPVC window overlooking the rear aspect and gas central heating radiator.

## **Family Bathroom**

Stunning bathroom which has a shower enclosure with rainfall and hand held attachments, low level WC and wash hand basin which is set into a handy vanity unit. Contemporary vertical radiator and UPVC window.

## **External Areas**

There is a private rear garden with provision for off-street parking and low maintenance lawned area to the front.

## **Agent Note**

### **Holding Deposit:**

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

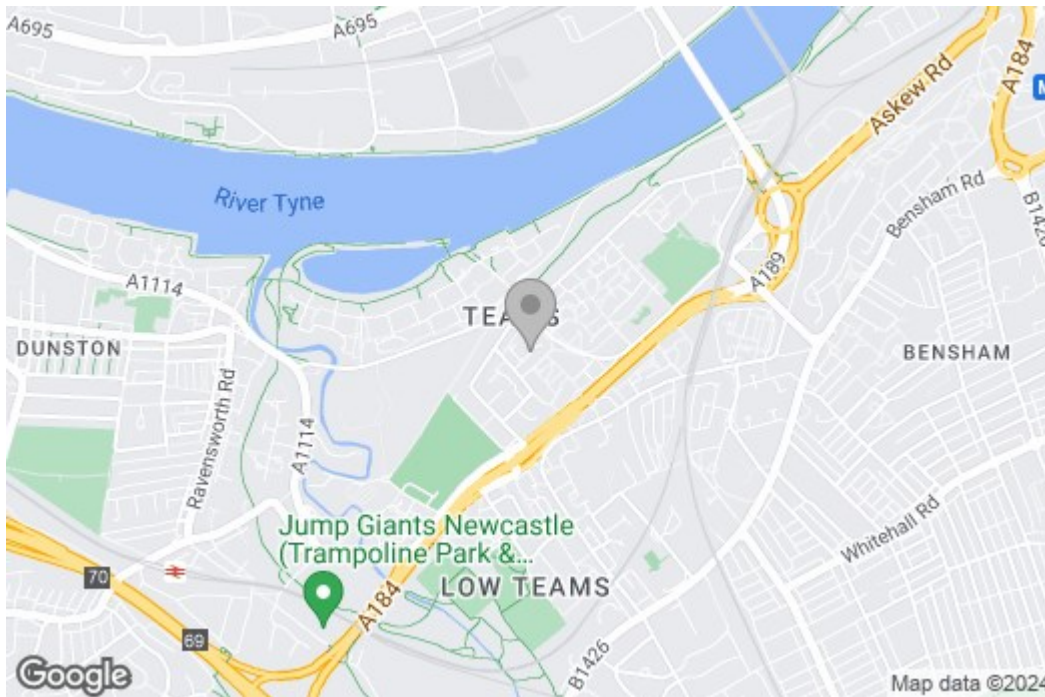
### **Upfront Costs:**

1 Months rent upfront

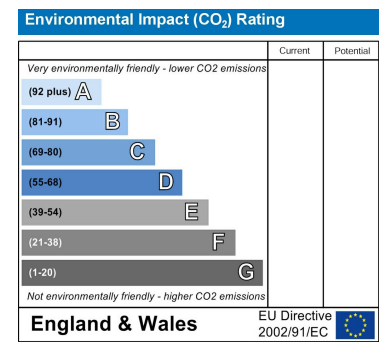
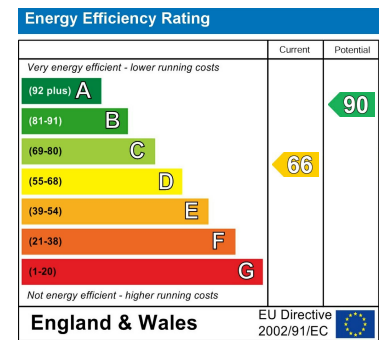
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# Floor Plan

## Area Map



## Energy Efficiency Graph



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, purchaser 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.