



14 Tyne View Place, Gateshead, NE8 2HR

£750 Per Calendar Month

***** AVAILABLE FROM THE 14TH JUNE 2024**** is this well presented, end terraced house situated in this popular location close to local amenities and the A189 into Newcastle and Gateshead. The property has the benefit of gas central heating and double glazing throughout. To the ground floor you will find an entrance hall with access into the lounge and kitchen. On the first floor there is a landing area leading to the main bedroom, one further bedroom and the family bathroom. Externally there are gardens to the front and a private garden to the rear. Viewing is highly recommended to avoid disappointment.

Entrance Hallway

Front entrance door to hallway with built in cupboard.

Lounge

With dado rail, one double and one single radiator, bay window to the front aspect and stairs leading to the upper floor.

Kitchen

With base and wall units with coordinating worktops, stainless steel sink, plumbing for a washing machine, wall mounted boiler, splash back tiling, single radiator, window and rear door.

Main Bedroom

With mirror fronted wardrobes to one wall, single radiator and double glazed window.

Bedroom Two

With a built in cupboard, single radiator and double glazed window overlooking the rear aspect.

Bathroom

Comprises of a bath with electric shower, low level W/C, pedestal wash basin, built in cupboard, splash tiling, single radiator and extractor.

External

Lawned garden to the front and lawned garden to rear with borders, paved patio area and garden shed.

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

Material Information

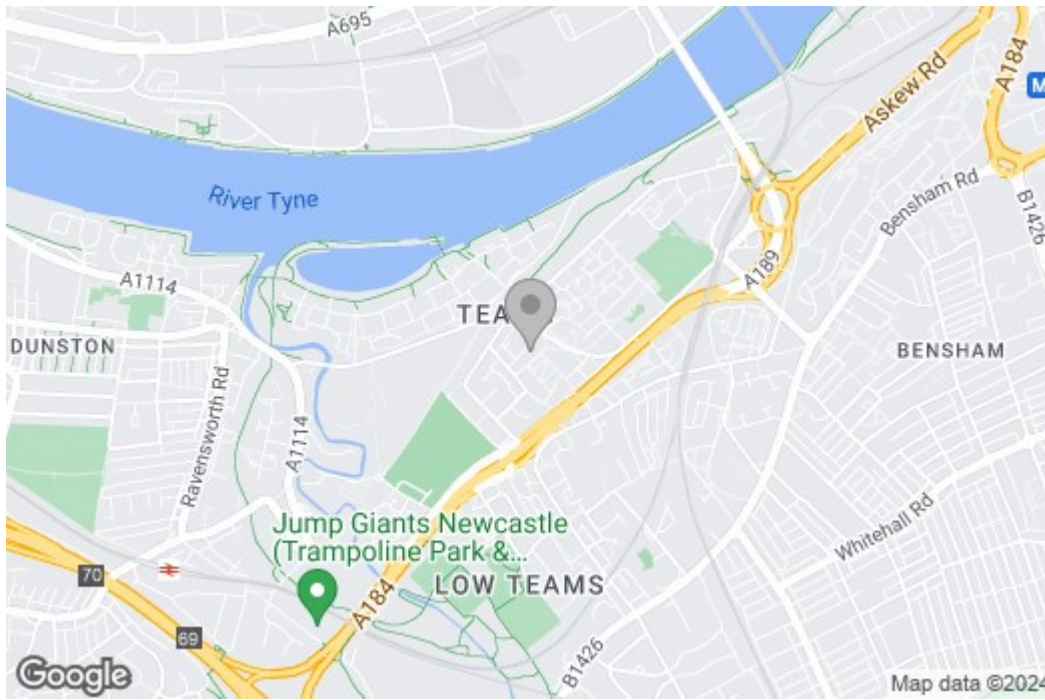
Flood Risk - No Risk

Local Authority - Gateshead

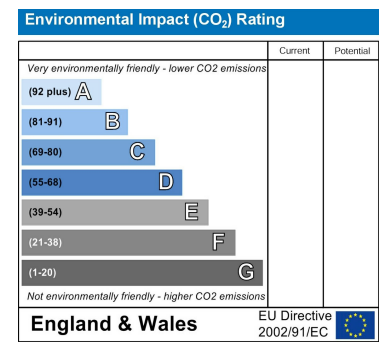
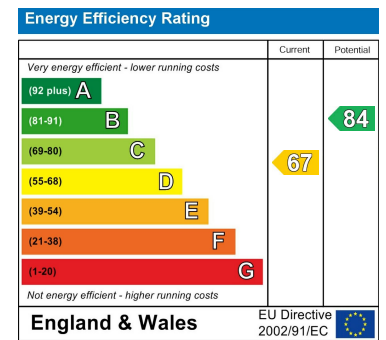
Satellite/Fibre TV Availability - BT, Sky

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.