



56 Cobden Terrace, Gateshead, NE8 3TB

£775 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this stunning family home in a quiet residential location but still only a stone's throw from local amenities, transport links and easy access to both Gateshead and Newcastle City centres. The property briefly comprises of entrance into the lounge/dining area., kitchen, downstairs w/c and rear porch. To the first floor you will find two double bedrooms and a family bathroom. Externally to the front of the property is low maintenance garden and driveway for multiple car parking. To the rear there is a split level garden which is perfect for those Summer evenings. Early viewing of the property is highly recommended to avoid disappointment.

Lounge Diner

Spacious lounge diner with feature fire place, original floor boards, double glazed windows and three central heating radiators. Under stair storage cupboard.

Kitchen

Fitted kitchen with electric oven, gas hob and extractor canopy, UPVC windows overlooking both the side and rear aspect.

Downstairs WC

WC with vanity sink unit and double glazed window.

Rear Porch

Main Bedroom

14'10" x 14'1" (4.53 x 4.30)

Spacious main bedroom with fitted wardrobes to wall, double glazed tilt and turn window and two central heating radiators. Open plan en-suite with mains corner shower cubicle and vanity sink unit.

Bedroom Two

Second bedroom with double glazed tilt and turn window, central heating radiator and loft access.

Externally

Externally to the front of the property is a low maintenance garden and driveway. To the rear of the property is a split level garden with lawned area, gravel and paved areas.

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

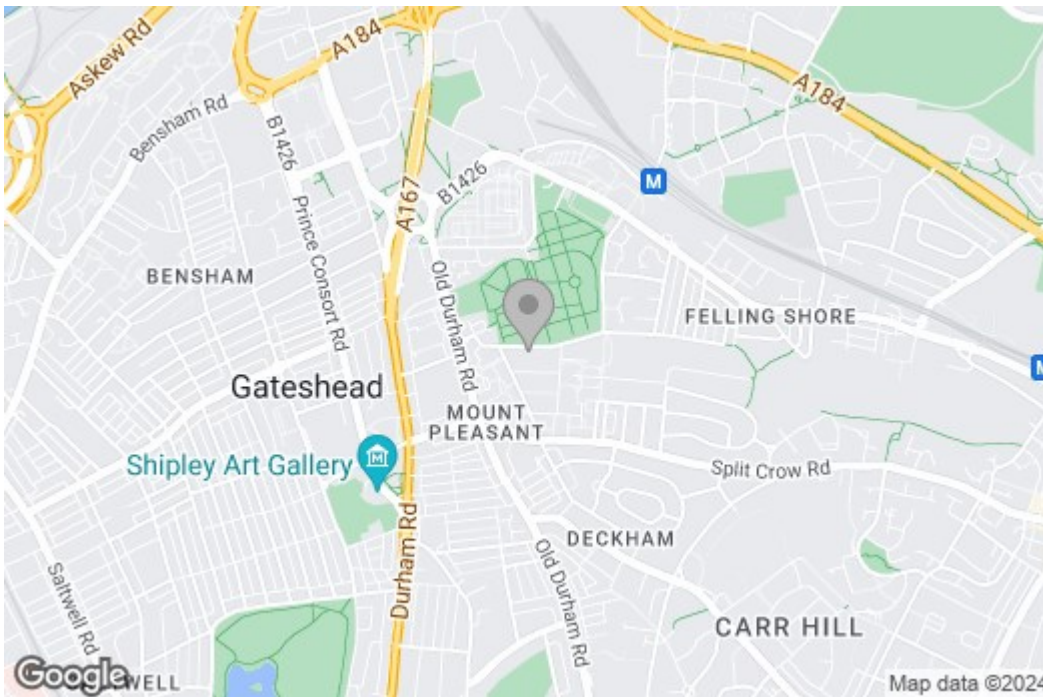
Satellite/Fibre TV Availability - BT, Sky, Virgin

Broadband - Basic, Superfast, Ultrafast

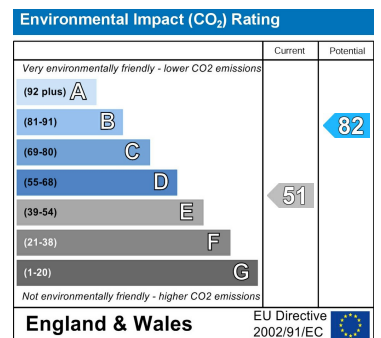
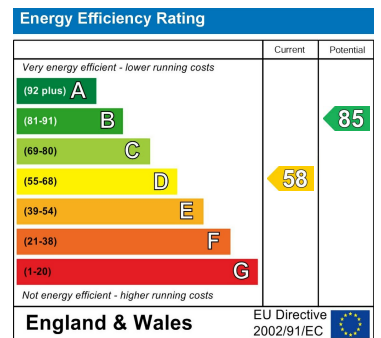
Mobile Coverage - EE, Vodafone, Three, O2

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.