



113 Cotemedes, Gateshead, NE10 8JT

£875 Per Calendar Month

***** AVAILABLE FROM THE 16TH MAY 2025 ***** on an unfurnished is this fabulous, three bedroom family home situated on the ever popular Cotemedes in Leam Lane. This spacious, beautifully presented property boasts three bedrooms, modern kitchen and bathroom, spacious lounge/dining area and additional conservatory area to the rear. The property also benefits from UPVC and gas central heating throughout. There is a large, private rear garden which is perfect for those Summer evenings and low maintenance, gravelled areas to the front and side. Ample on-street parking is available. Early viewings are highly recommended to avoid disappointment.

Lounge/Dining Area

Spacious lounge/dining room with a UPVC bay window overlooking the front aspect, gas fire with feature surround, a gas central heating radiators and doors leading to the conservatory.

Kitchen

Fitted with a range of modern wall and base units, access door to the rear garden, UPVc window overlooking the rear aspect, integrated oven and hob and a free standing fridge freezer.

Conservatory

Bright and airy conservatory with patio door leading to the rear garden.

Main Bedroom

Spacious main bedroom with the added benefit of built in wardrobes and storage cupboards, a UPVc window overlooking the front aspect and a gas central heating radiator.

Bedroom Two

With a UPVC window overlooking the rear aspect and a gas central heating radiator.

Bedroom Three

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

Family Bathroom

Modern bathroom fitted with a low level WC, wash hand basin and a bath with shower over.

Private Rear Garden

Fantastic rear garden which is laid to lawn and a paved area perfect as a seating area.

Low Maintenance Front and Side Gardens

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

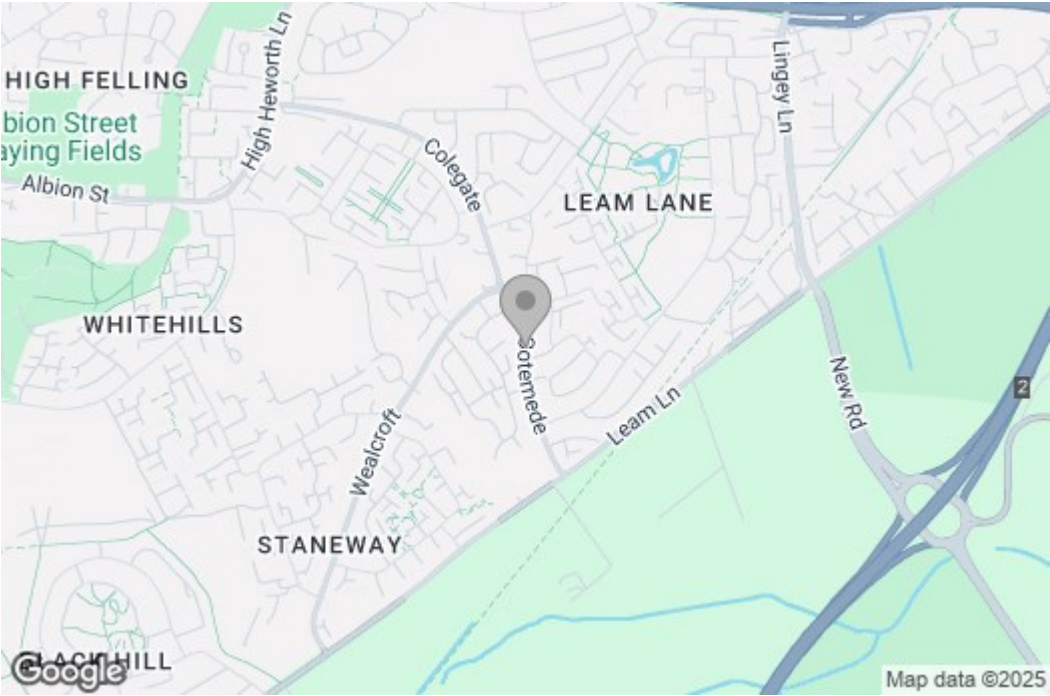
Upfront Costs:

1 Months rent upfront

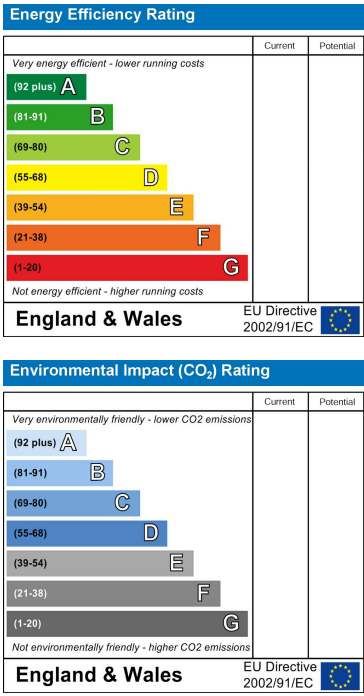
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.