

TO LET

You could live here!



Eider Close, Blyth

£ 550 PCM + Admin Fee
+Damage Deposit

- Larger Style Mid Link
- Two Double Bedrooms
- Garage & Gardens
- Early Inspection A Must
- **DSS/PETS CONSIDERED**
- When you apply for a tenancy there will be an admin fee to pay – ask staff for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient • lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient • higher running costs			
		75	88

**ROOK
MATTHEWS
SAYER**

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www.rookmatthewssayer.co.uk

Eider Close, Blyth, Northumberland NE24 3QD

DSS / PETS CONSIDERED-ATTRACTIVE MODERN MID LINK-WELL APPOINTED-TWO DOUBLE BEDROOMS-GARAGE & GARDENS- EPC: C**On Eider Close, South Beach in Blyth. Situated in this sought after location close to the sea front, local school & amenities. Briefly comprising Entrance porch, lounge & refitted dining kitchen with integral appliances. Two double bedrooms to the first floor & refitted family bathroom. Garden to front & to the rear a detached garage & south facing garden with drive providing additional parking. Early inspection a must to secure. For further information please contact our Blyth branch on 01670 352900 or via blyth@rookmatthewssayer.co.uk.

An administration fee of £150 (being £125 plus VAT) will be payable on completion of an application form. This fee includes the cost of reference checks, checking your credit status, preparing the tenancy agreement and protection and registration of the security bond. Please note that if the application does not go ahead this money will not be reimbursed.

On the commencement of the tenancy we will require the first month's rent (£550) plus a security bond of £550 – being **£1100** in total. Please note that if pets are to be housed (subject to Landlords consent prior to application) the Landlord may require an increased bond to cover extra wear and tear. The security bond will be returnable at the end of the tenancy, without interest, providing all conditions of the tenancy are fulfilled.

ENTRANCE PORCH

Double glazed entrance door & windows to sides, door to lounge.

LOUNGE 13' 03" (4.03m) X 14' 08" (4.47m)

Double glazed window to front, staircase to first floor, wall mounted pebble fire, telephone and television points, double radiator.

DINING KITCHEN 14' 08" (4.47m) X 10' 06" (3.20m)

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and gas hob, extractor hood, integral fridge & freezer, automatic washing machine & dish washer, part tiled walls, double radiator, wall mounted combi boiler in unit, glazed window and door to rear.

FIRST FLOOR LANDING

Access to part boarded roof space.

BEDROOM ONE 13' 05" (4.09m) X 9' 0" (2.74m)

Double glazed window to front x 2, fitted wardrobes & fitted bedroom furniture, television point, radiator.

BEDROOM TWO 9' 02" (2.79m) X 9' 04" (2.84m)

Double glazed window to rear, built in wardrobe, radiator.

BATHROOM/W.C.

White three piece suite comprising panelled bath with mains shower over, wash hand basin in vanity unit, low level w.c., tiled walls, tiled floor, heated towel rail, double glazed frosted window to rear.

FRONT GARDEN

Lawned area, shrub borders.

REAR GARDEN

Lawned area, access to detached garage, gated access to rear, external water supply.

GARAGE

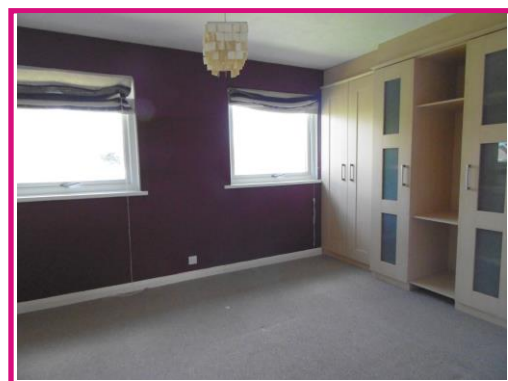
Detached to rear of property with up and over door.

BL6934/GO/GO/13/1/17.

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Remedies cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatsoever in relation to this property.

17 Offices across the North-East

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The mark of
property professionalism worldwide