

TO LET

29 JESMOND TERRACE, WHITLEY BAY NE26 2JE
£875 PER CALENDAR MONTH



2 BEDROOM FLAT

- TWO BEDROOM GROUND FLOOR FLAT
- UNFURNISHED AND AVAILABLE NOW
- RECEPTION ROOM
- CONTEMPORARY BREAKFASTING KITCHEN
- MODERN BATHROOM WC
- FRONT TOWN GARDEN
- PRIVATE SOUTH FACING REAR YARD
- EPC RATING C

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ENTRANCE HALLWAY
2'11" x 16'9"

RECEPTION ROOM
9'11" x 16'3"

BREAKFASTING KITCHEN
10'4" x 10'5"

BEDROOM ONE
12'2" x 13'9"

BEDROOM TWO
5'9" x 11'9"

BATHROOM WC
7'2" x 4'9"

FRONT TOWN GARDEN

REAR YARD

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This inviting and well presented, ground floor flat is perfectly located in a popular urban area. It displays a variety of contemporary features with period charm, is unfurnished and available now, and is ideal for a range of tenants.

This is a two bedroom property comprising of an entrance hallway with doors to all rooms and a spacious reception room with a bay window and feature fireplace with painted wood surround and cast iron insert. The breakfasting kitchen benefits from a range of units with breakfast bar and contrasting worktops, integrated single oven, gas hob, chimney hood and spaces for a fridge freezer and washing machine. There are two bedrooms and a beautiful modern bathroom with walk in rainfall shower, vanity wash basin and integrated WC. Externally there is a private front town garden and a private south facing rear yard with outhouse for external storage.

The generous size, condition and location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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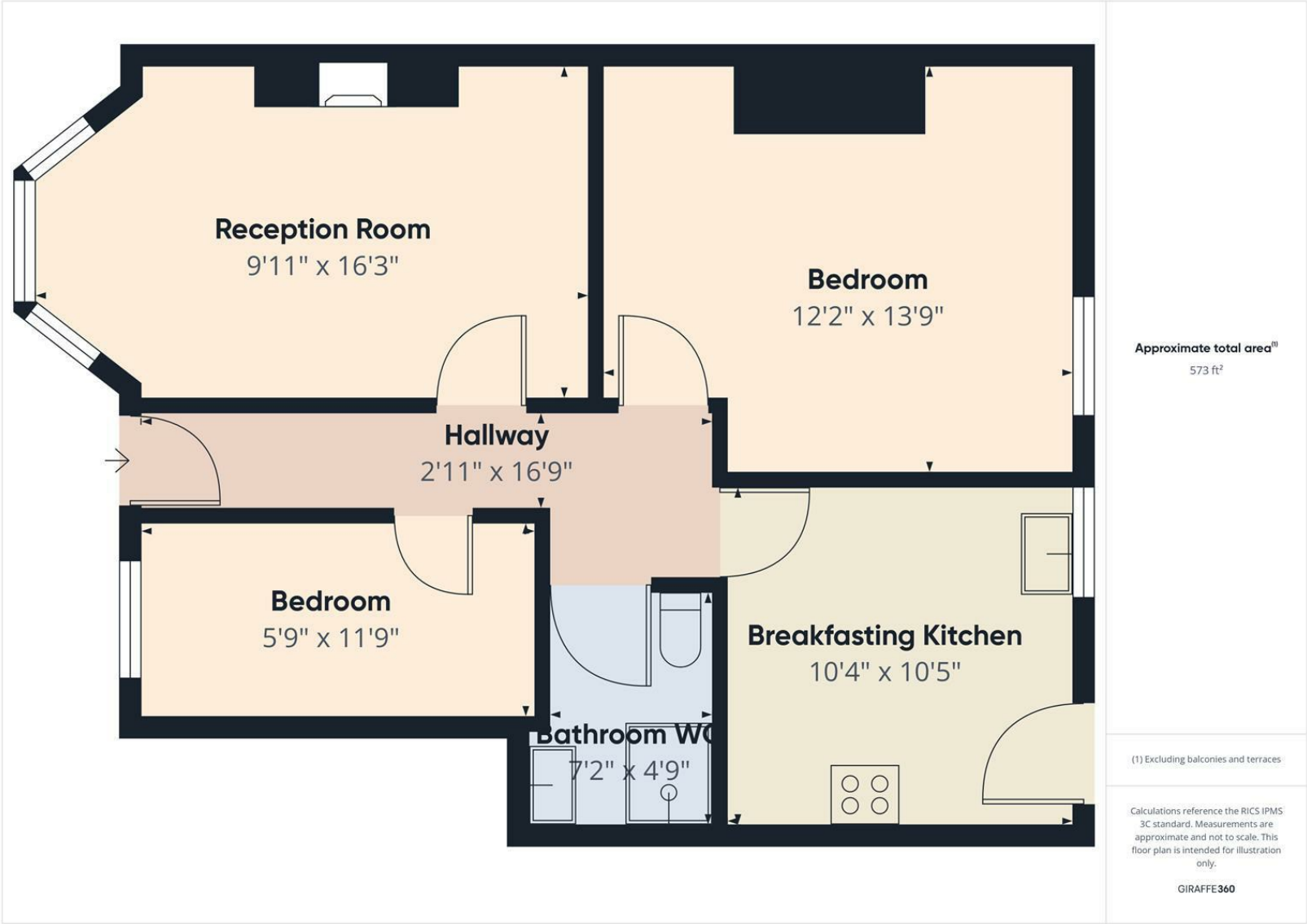


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FLOORPLAN

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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