

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Devon Road, North Shields NE29 8PP

Devon Road, North Shields NE29 8PP

£1,000 Per Calendar Month

Signature welcomes to the market this well-presented semi-detached house, situated within the heart of a highly sought-after area.

Step into modern comfort with neutral tones ready for your personal touch. Enjoy three spacious bedrooms for rest and relaxation. The large living area is perfect for unwinding or entertaining, and the open kitchen/diner is ideal for cooking and gathering with loved ones.

Relax in the conservatory, a peaceful space blending indoor and outdoor living. Enjoy the charming front yard and spacious back garden, perfect for outdoor dining and relaxation. This unfurnished home is ready for your personal touch. Stay cosy with efficient gas heating and enjoy hassle-free parking with a driveway. Available for move-now!

VERY WELL PRESENTED SEMI-DETACHED HOUSE IN POPULAR AREA
MODERN AND NEUTRAL DECOR THROUGHOUT
THREE BEDROOMS
SPACIOUS LIVING AREA
OPEN KITCHEN / DINER
CONSERVATORY
YARD SPACE TO THE FRONT
LARGE BACK GARDEN WITH LAWN AND PATIO AREA
UNFURNISHED BASIS
GAS CENTRAL HEATING WITH COMBI BOILER & GAS FIRE
DRIVEWAY PARKING
AVAILABLE NOW

£1000 pcm
Tenancy Length: 12 months
Council Tax Band: A

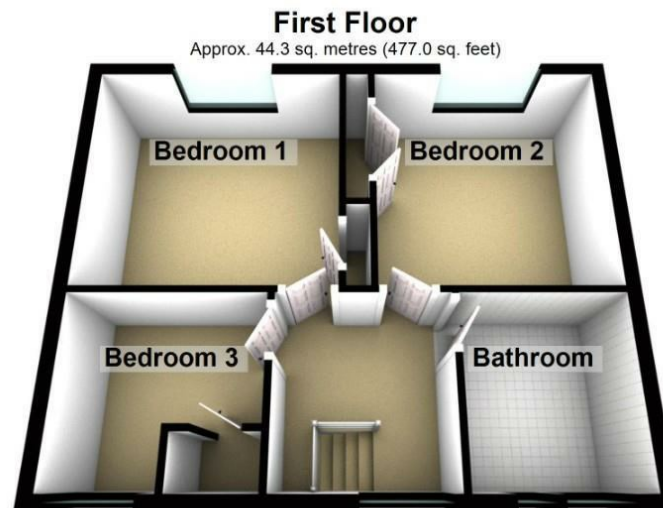
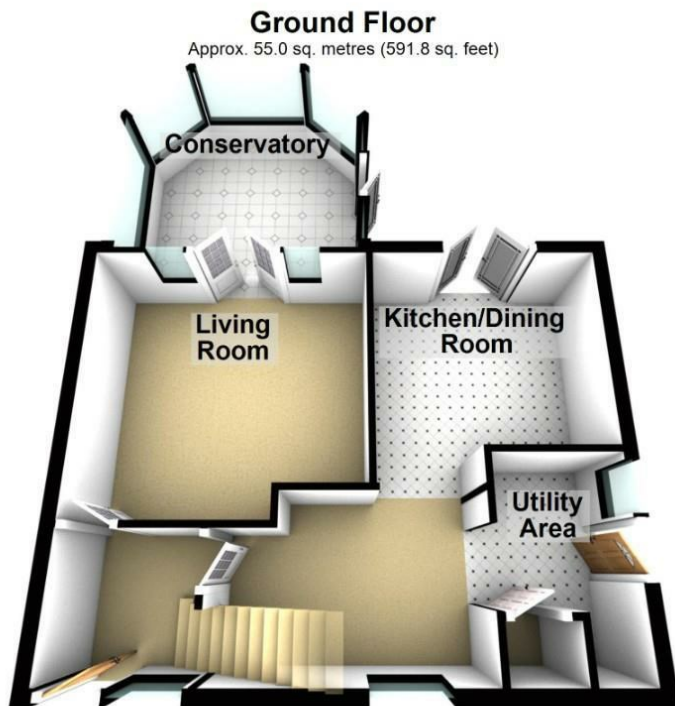
TENANCY APPLICATION FEES

A tenancy deposit for the property is compulsory and is to be paid on or before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to one months rent. An additional tenancy deposit amount may be requested in certain circumstances.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 99.3 sq. metres (1068.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
13'2" x 12'9"

Kitchen / Dining Room
19'1" x 10'9"

Utility Area
9'3" x 5'8"

Conservatory
11'0" x 11'11"


Bedroom One
11'9" x 11'1"

Bedroom Two
11'1" x 10'9"

Bedroom Three
8'8" x 8'2"

Bathroom
8'2" x 7'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News