

# SIGNATURE

## NORTH EAST

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





📍 Roxburgh Terrace, Tyne and Wear NE26 1DR

# Roxburgh Terrace, Tyne and Wear NE26 1DR

## £1,200 Per Calendar Month

Welcome to Roxburgh Terrace, Whitley Bay, where Signature North East presents this charming 3-bedroom terraced house. Offering an abundance of space and adorned with traditional features, this property epitomises coastal living at its finest.

Positioned in an enviable location, just a stone's throw from the beach, residents can enjoy the serenity of coastal living while having convenient access to the heart of Whitley Bay and its array of independent coffee shops and amenities.

Families will appreciate the proximity to excellent schools, including Whitley Bay High School, ensuring quality education is within easy reach. For commuters or those seeking to explore the region, the property benefits from excellent transport links, with Monkseaton Metro station a mere 10-minute stroll away, connecting to both the coast and the vibrant city centre of Newcastle.

Inside, the property boasts a well-appointed 3-piece family bathroom and spacious bedrooms, each offering ample room for a double bed and additional furnishings, catering to the needs of modern family living. Entertaining guests is a breeze with the generously sized rear yard, providing the perfect space for outdoor gatherings and relaxation.

Available June  
Council Tax: Band C  
Tenancy Term: 12 months minimum

### TENANCY APPLICATION FEES

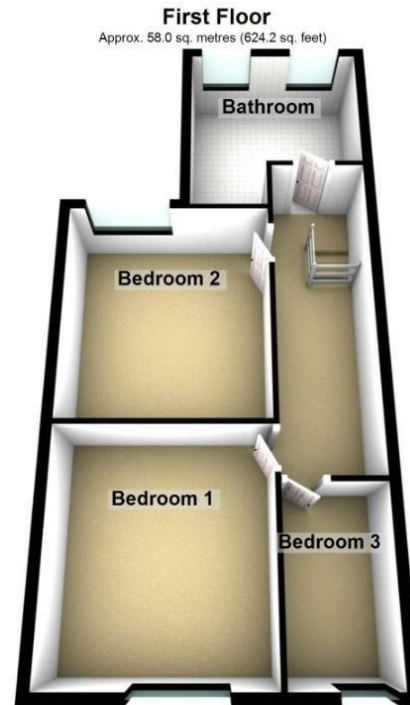
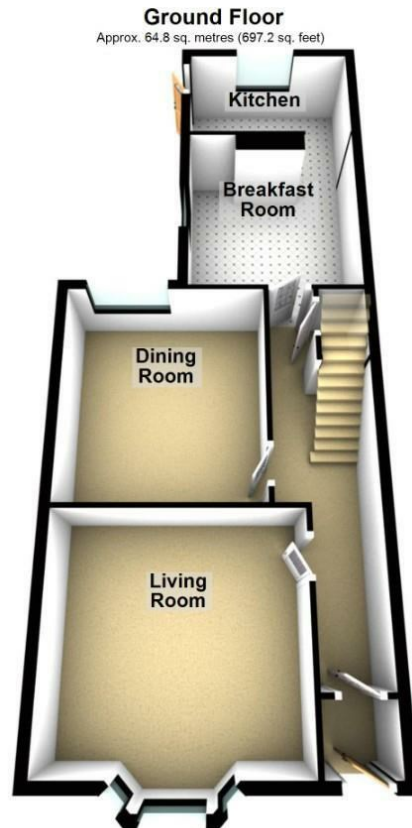
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

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 for this property 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. 122.8 sq. metres (1321.3 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  
15'11" x 14'0"

Dining Room  
13'3" x 11'11"

Breakfast Room  
11'5" x 10'9"

Kitchen  
10'11" x 6'6"

Bedroom One  
13'5" x 12'1"

Bedroom Two  
13'7" x 12'1"

Bedroom Three  
10'2" x 5'8"

Bathroom  
11'5" x 10'9"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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