

SIGNATURE

NORTH EAST

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 Woodburn Drive, Whitley Bay NE26 3HY

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£1,350 Per Calendar Month

This charming 3-bedroom terraced house is located in the highly desirable area of Whitley Bay. The luxurious and spacious open-plan kitchen, dining, and living area features a rustic fireplace as its focal point. A convenient downstairs W.C. adds to the home's functionality as well utility space and an integrated dishwasher. All bedrooms are generously sized to accommodate double beds, with the master bedroom boasting ample storage space thanks to fitted wardrobes. The well-appointed bathroom includes a bath and shower combination, W.C., and hand basin. Additionally, the property boasts a sizable outdoor yard area with shed for extra storage, perfect for enjoying summer evenings al fresco.

Situated in the sought-after area of Whitley Lodge, this property offers an abundance of nearby amenities. Whitley Bay High School, Valley Gardens Middle School, and Southridge First School are just a stone's throw away, making this the perfect home for families. It's a short walk to Whitley Bay Beach and Whitley Bay high street, where you can find a variety of local delicacies. Monkseaton Metro is also within walking distance, providing convenient links to Newcastle's vibrant city centre.

Available Now
Tenancy Term: 12 months
Council Tax Band: B
£1,350 PCM

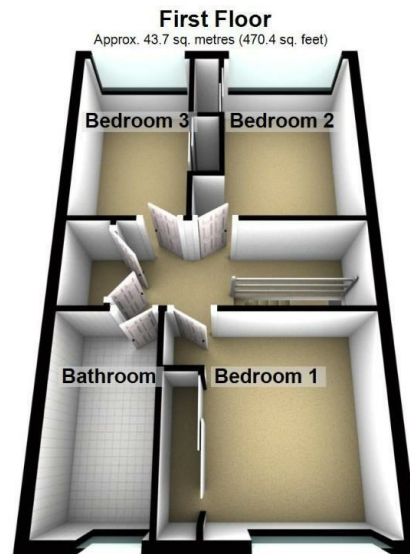
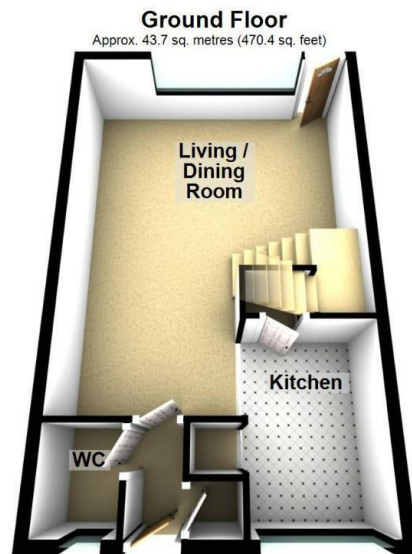
TENANCY APPLICATION FEES:

To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours 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. 87.4 sq. metres (940.9 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 / Dining Room
22'4" x 16'10"

Kitchen
10'5" x 6'10"

WC
5'1" x 3'11"


Bedroom One
11'2" x 10'9"

Bedroom Two
11'3" x 9'10"

Bedroom Three
11'3" x 6'8"

Bathroom
10'9" x 5'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(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 	





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