

SIGNATURE

NORTH EAST

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 Tilley Lane, Newcastle Upon Tyne NE27 0XH

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£2,350 Per Calendar Month

Welcome to Signature Rental Market, presenting this spacious 5-bedroom detached house on Tilley Lane. The ground floor features a bright living room with a bay window and a home office opposite. The large kitchen/dining room provides ample space, plenty of storage units, and direct outdoor access. Additionally, there is a convenient utility room. On the first floor, there are four bedrooms, one with an en-suite, while the remaining bedrooms are served by a family bathroom. The second floor hosts the master bedroom, complete with an en-suite and a walk-in wardrobe, offering a perfect retreat. Outside, the low-maintenance back garden features a hot tub and provides access to the garage, which has been converted into a versatile room, suitable as an additional bedroom or sitting room. Parking for two cars is available on the double drive.

This area offers a vibrant lifestyle with a variety of local shops, restaurants, and cafes readily available to meet daily needs. Excellent transport links, including public transport options and easy access to major roads, make commuting to nearby cities and attractions seamless. Residents can enjoy an abundance of parks and green spaces, perfect for outdoor activities and relaxation. Families will appreciate the proximity to reputable schools, ensuring quality education for children. The community spirit and modern convenience make this a perfect place to call home, with a friendly atmosphere and a strong sense of belonging.

Available: January 2025
Tenancy Term: 6/12 months +
Council Tax Band: F
£2500 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 5 week's 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

Measurements:

Living Room
14'6" x 11'8"

Kitchen / Dining Room
27'8" x 11'7"

Study
9'9" x 9'0"

Utility Room
6'5" x 5'3"

WC
6'5" x 3'2"

Bedroom One
15'0" x 14'11"

Dressing Room
8'10" x 7'7"

En Suite
8'10" x 7'1"

Bedroom Two
11'6" x 9'1"

En Suite
8'8" x 4'0"

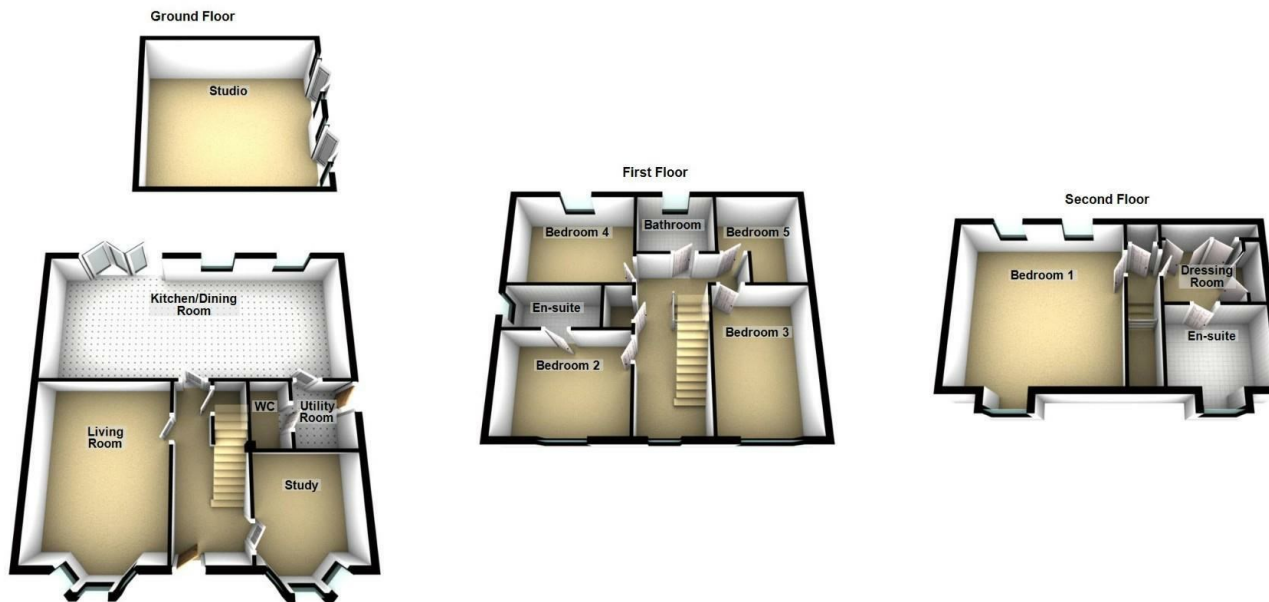
Bedroom Three
13'5" x 8'10"

Bedroom Four
11'6" x 9'0"

Bedroom Five
9'1" x 8'0"


Bathroom
7'4" x 5'10"

Studio
19'8" x 19'7"



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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(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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