


# SIGNATURE

## NORTH EAST

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 Ovett Gardens, Gateshead NE8 3JH



# Ovett Gardens, Gateshead NE8 3JH

**£775 Per Calendar  
Month**

Welcome to Signature Rental Market. This well-presented two-bedroom unfurnished flat is situated in Gateshead. As you step into the spacious hallway, you are welcomed into the bright and inviting living/dining room. With two large windows allowing plenty of natural light to flood the space, this area is perfect for both formal and informal gatherings. The open-plan connection between the kitchen and living/dining area creates a seamless flow. The kitchen boasts wall and base units, along with generous counter space, providing ample storage solutions. Returning to the hallway, you will find access to the two bedrooms. The first is a generously sized double, while the second offers a versatile space, ideal as a children's room, home office, or guest bedroom. Completing the flat is a bathroom, conveniently situated for the use of both residents and visitors alike. For parking, there is a designated off-road space, offering peace of mind.

Situated in Gateshead, offering a range of amenities that enhance residents' quality of life, the area also boasts various shopping options catering to everyday needs. Families will appreciate the proximity to reputable schools. Commuters benefit from efficient transport links, including the A184 and A1(M), providing easy access to Newcastle city centre and beyond. Reliable bus services and nearby train stations further enhance connectivity to surrounding areas. With access to parks and recreational spaces, residents can enjoy an active lifestyle while also having plenty of opportunities for relaxation.

Available: April 2025  
Tenancy Term: 12 months  
Council Tax Band: A  
£775 PCM

## TENANCY APPLICATION FEES:

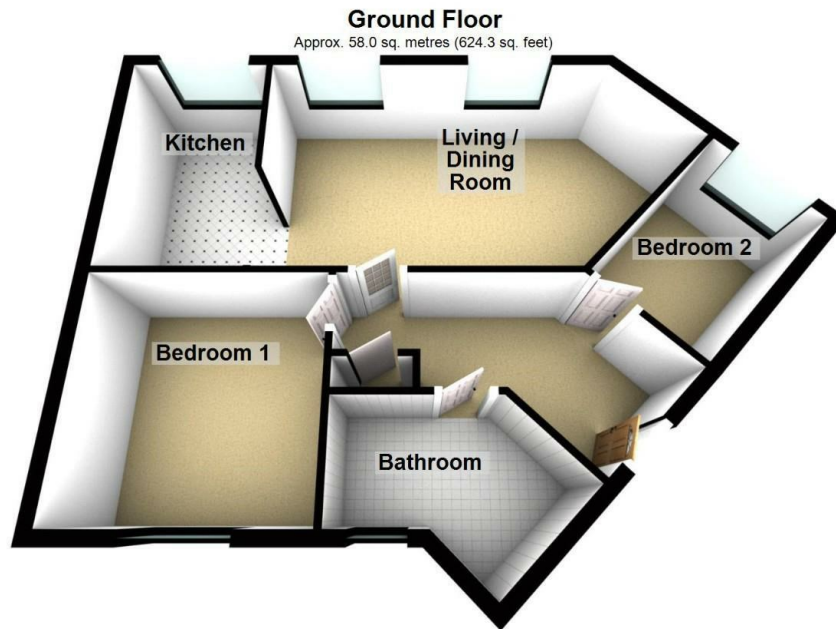
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first months rent payment.

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



Total area: approx. 58.0 sq. metres (624.3 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/DINING ROOM  
14'10" x 11'5"

KITCHEN  
11'4" x 6'8"

BEDROOM ONE  
10'8" x 10'7"

BEDROOM TWO  
10'3" x 7'5"

BATHROOM  
6'6" x 5'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>81</b>
(69-80) <b>C</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











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