



- **Modernised Two Bed Semi Detached Property**
- **Modern Kitchen and Bathroom**
- **EPC Band D, Rating 67**
- **Corner plot with landscaped gardens**
- **Gas Central Heated and Double Glazed**
- **Ask an adviser for further details**



18 Dee Lane, Newcastle
Newcastle, ST5 4AS

Monthly Rental Of
£675

Description

A completely modernised semi-detached property. Benefiting from a corner plot this much improved property has a brand-new kitchen and bathroom, gas central heating and double glazing. Accommodation comprises hallway, living room, conservatory, kitchen and utility/study to the ground floor with two bedrooms and a family bathroom to the first floor . To the outside are paved and decked front and rear gardens.

Ground Floor

Hallway

With the feature floor, window to side and radiator.

Living Room 11' 1" x 22' 3" (3.37m x 6.79m)

Maximum to bay window

With carpeted floor, radiator, power points, bay window to front patio doors onto conservatory at the rear.

Conservatory 9' 7" x 9' 10" (2.92m x 2.99m)

With carpeted floor, radiator, Power Point, ceiling fan and PVCu door to rear.

Kitchen 8' 11" x 11' 9" (2.73m x 3.58m) maximum to alcove

Modern fitted kitchen with cream wall and base units wood effect surfaces over. Feature vinyl floor. Includes radiator, power points, cooker point, washer point. Extractor fan.

Utility room or Study 9' 1" x 7' 11" (2.78m x 2.41m)

With carpeted floor, radiator, power points and windows to front and rear aspects.

First Floor

Landing

With carpeted floor, Power Point.

Bedroom 1 11' 5" x 16' 2" (3.47m x 4.94m)

With carpeted floor, radiator, Power Point and two windows to front.

Bedroom 2 12' 11" x 8' 11" (3.93m x 2.71m)

With carpeted floor, radiator, Power Point and ceiling fan light.

Bathroom 6' 8" x 7' 1" (2.04m x 2.15m)

Modern fitted bathroom suite in white with basin and WC set in vanity unit, panelled bath with mixer shower and screen over. Fully tiled walls and feature vinyl floor. Includes radiator and extractor fan.

Outside

To the frontage is a large paved forecourt leading to a side block paved passageway. At the rear is a well-kept and low maintenance garden with slate gravelled seating area, and raised decking area. Includes metal shed.

Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

Our Agency

We are a RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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Registered Office: DPC House, Vernon Road, Stoke on Trent, Staffordshire, ST4 2QY Company No. 4918162





Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

Keates Hulme for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates Hulme or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates Hulme nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Performance Certificate

18, Dee Lane, NEWCASTLE, ST5 4AS

Dwelling type: Semi-detached house
Date of assessment: 30 April 2014
Date of certificate: 03 May 2014

Reference number: 8334-7824-2310-2250-9972
Type of assessment: RdSAP, existing dwelling
Total floor area: 80 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,283
Over 3 years you could save	£ 528

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 147 over 3 years	
Heating	£ 1,764 over 3 years	£ 1,404 over 3 years	
Hot Water	£ 327 over 3 years	£ 204 over 3 years	
Totals	£ 2,283	£ 1,755	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>67</p>	<p>Potential</p> <p>84</p>

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 188
2 Low energy lighting for all fixed outlets	£15	£ 36
3 Heating controls (room thermostat)	£350 - £450	£ 76

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.