R.A Jackson & son
Est. 1830

54 Falmouth Road, Heaton, NE6 5NS
£950 Per Calendar Month

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Spacious Two Bedroomed Mid Terraced House situated in sought after area.

Comprises : Hallway, Lounge, Dining Room, fitted Kitchen with range of modern Grey units incorporating hob/oven, Two double Bedrooms, Bathroom/w.c. with white suite. Town garden to front. Yard to rear.

RENTAL INFORMATION

COUNCIL TAX: Band B.
EPC RATING: C
RENT: £950 pcm
TERM: Assured Periodic Tenancy
DEPOSIT: £1095
HOLDING FEE: £215
PROPERTY TYPE: Mid-Terrace House
CONSTRUCTION: Traditional
UTILITIES: Mains Gas, electric, drainage and water.
PARKING: On Street. Enquiries should be made direct with the local authority for any permit requirements.

GROUND FLOOR

Hallway

Single panel radiator. Stairs to first floor.

Lounge

11'11" x 16'3" (3.63 x 4.95)
UPVC double glazed bay window. Double panel radiator. Wall mounted gas fire. Corniced ceiling with centre rose.

Dining Room

14'10" x 10'1" (4.52 x 3.07)
UPVC double glazed window. Single panel radiator. Store cupboard.

Kitchen

9'3" x 6'6" (2.82 x 1.98)
Wood trim wall and floor units with round edged work surfaces incorporating stainless steel bowl and drainer. Tiled splash backs. UIPVC double glazed window. Single panel radiator.

FIRST FLOOR

Landing

Store cupboard. Loft access. Single panel radiator.

Rear Bedroom

14'11" x 9'2" (4.55 x 2.79)
Feature fireplace. UPVC double glazing. Single panel radiator.

Front Bedroom

15'5" x 14'0" (4.70 x 4.27)
Feature fireplace. UPVC double glazed window. Two single panel radiators. Corniced ceiling.

Bathroom/w.c.

White suite comprising panel bath, pedestal wash basin, low level w.c. UPVC double glazed window. Single panel radiator.

OUTSIDE

Front Garden

Small town garden to front of property.

Rear Yard

Yard to rear.

TENANTS OBLIGATIONS

The Tenant is responsible (unless otherwise informed) for the connection and payment of all the utilities including electric, gas, water, telephone and is responsible for Council Tax. The Tenant must keep the property and its gardens in good, clean and tidy condition throughout the term of the tenancy. It is the responsibility of the Tenant to contact the relevant utility companies and set up the bills in their own names.

DEPOSIT

DEPOSIT: £1095

R A Jackson & Son LLP use the Deposit Protection Scheme (DPS) to protect your deposit. The DPS is a government approved tenancy deposit scheme. Further information can be found at www.depositprotection.com

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

CLIENT MONIES PROTECTION SCHEME

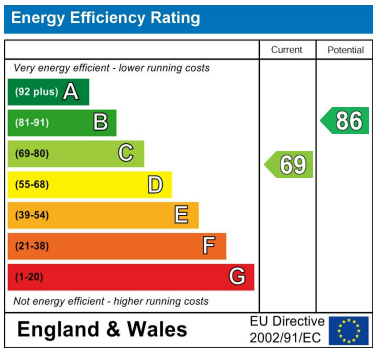
R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings
Commercial Sales and Lettings
Professional Valuation of Commercial and Residential Property
Home-buyer Survey and Valuation
Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk



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