



## 27 Planesway, Felling, NE10 8LG

£900 Per Calendar Month

**\*\*\* AVAILABLE IMMEDIATELY \*\*\*** on an unfurnished basis is this recently updated three bedroom, semi detached family home nestled in the popular area of Planesway, Whitehills. The property is ideally located for transport links, local amenities and Windy Nook Nature Park only a stones throw away. Briefly comprising to the ground floor: entrance porch, lounge, dining room, kitchen, downstairs shower room and utility space. To the first floor you will find three good sized bedrooms and the family bathroom. The property benefits from UPVC throughout and is warmed via Gas Central Heating. Externally there is a low maintenance paved area to the front, paved area to the rear and a separate garage. Early viewing is highly recommended to avoid disappointment.

## **Entrance Porch**

## **Entrance Hallway**

With access door to the lounge and stairs leading to the first floor.

## **Lounge**

Bright and airy lounge with a UPVC window overlooking the front aspect, double doors leading to the dining area and a handy storage cupboard.

## **Dining Area**

Spacious dining area with UPVC doors leading to the rear aspect, access to the kitchen and utility area.

## **Kitchen**

Fitted with a range of wall and base units, free standing dishwasher and a UPVC window overlooking the side aspect.

## **Shower Room**

Fitted with a low level WC, wash hand basin and seperate shower cubicle.

## **Utility Area**

With plumbing for a washing machine.

## **Fisrt Floor Landing Area**

With access doors to all bedrooms, the family bathroom and loft space which is boarded out and also benefits from electricity.

## **Main Bedroom**

Spacious main bedroom with the benefit of built in wardrobes/storage space and a UPVC window overlooking the front aspect.

## **Bedroom Two**

Good sized second bedroom with a UPVC window overlooking the rear aspect and storage cupboard.

## **Bedroom Three**

With a UPVC window overlooking the front aspect.

## **Bathroom**

Fitted with a low level WC, wash hand basin and a bath with shower over.

## **External Areas**

Low maintenance paved areas to both the front and rear.

## **Garage**

In a seperate block to the rear of the property.

## **Agent Note**

**Holding Deposit:**

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be

attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

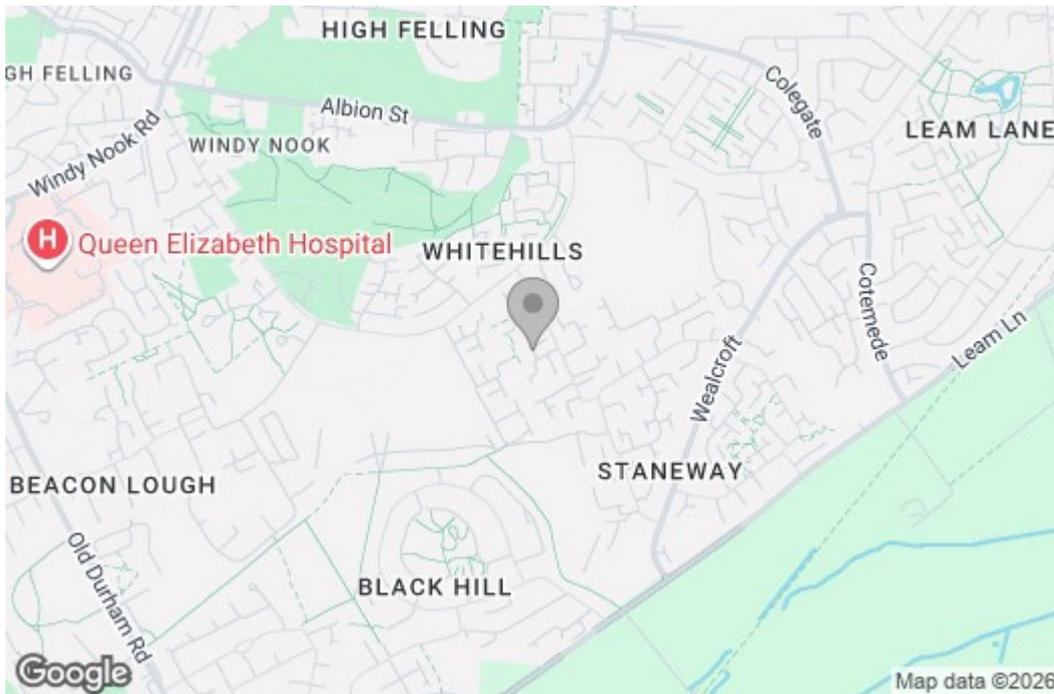
**Upfront Costs:**

1 Months rent upfront

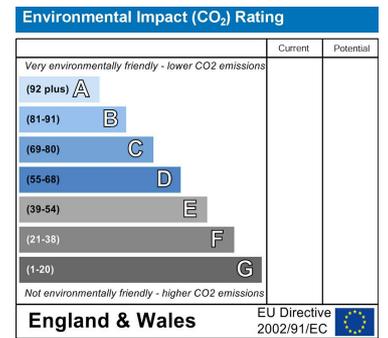
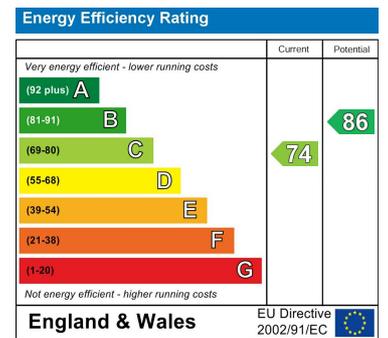
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give a representation or warranty in respect of the property.