

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



45 Knype Way, Newcastle, ST5 8JL

£875 PCM

- Ready To Let Now!
- Kitchen With Dining Space
- White Bathroom Suite
- Huge Rear Garden
- Three Bedrooms
- GF Cloaks/Wc
- On Street Parking
- Combi Boiler

Ready To Let now!

An exceptionally presented three bedroom semi-detached house. We know you will be impressed with this property!

There's a fitted kitchen with open dining space which includes an integrated electric oven and hob, a comfortable lounge and even a downstairs toilet.

Upstairs are three generous bedrooms all with bespoke storage space and the bathroom has a modern white suite with a shower over the bath.

Outside there is parking available on Knype Way and a huge garden to the rear.

For more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



GROUND FLOOR

ENTRANCE HALL

Double glazed front door. Fitted floor mat. Herringbone style vinyl flooring. Radiator. Shelf unit. Stairs to the first floor.

LOUNGE

13'08 x 10'04 (4.17m x 3.15m)

Grey fitted carpet. Large UPVC double glazed window. Radiator.

KITCHEN WITH DINING AREA

20'10 x 8'06 (6.35m x 2.59m)

Range of gloss grey wall cupboards and base units with integrated electric oven and hob. Plumbing for washing machine. Space for fridge freezer. Two UPVC double glazed windows. Radiator. Spotlights. Herringbone style vinyl flooring. Cupboard containing the combi boiler.

LEAN-TO

Tiled flooring. External door. Downstairs W/C

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

12'01 x 10'03 (3.68m x 3.12m)

Fitted carpet. UPVC double glazed window. Radiator. Two integral wardrobes with shelves.

BEDROOM TWO

13'06 x 8'07 (4.11m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe with hanging rail.

BEDROOM THREE

9'01 x 8'07 (2.77m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window. Built in drawer unit.

BATHROOM

7'0 x 5'05 (2.13m x 1.65m)

White suite consisting of a p shaped bath with shower over, wc and wash basin. PVC panelled walls. Vinyl flooring. Radiator. UPVC double glazed window.

OUTSIDE

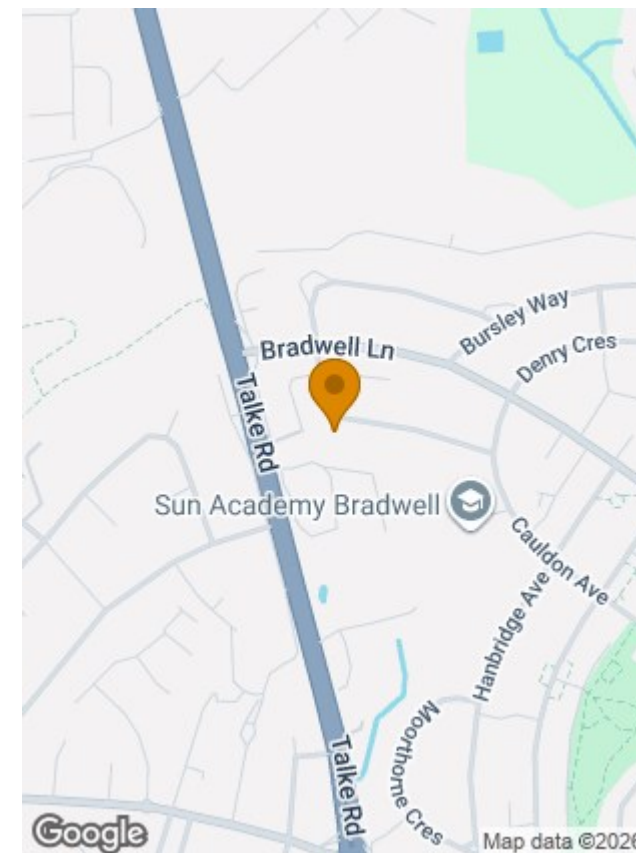
There is an enclosed garden to the front of the property with on street parking.

The large rear garden has a grass lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

MATERIAL INFORMATION

Rent - £875

Deposit - £1009

Holding Deposit - £201

Council Tax Band - A

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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