suzannegraham
estate agents

The Foxhills, Whickham

****** AVAILABLE JUNE - PART FURNISHED **** We are delighted to offer to the market this two bedroom terraced house situated close to local amenities and transport links. Property benefits include; gas central heating, gardens and off street parking. Accommodation comprises; entrance hall, lounge and kitchen. To the first floor there are two bedrooms and a bathroom. Viewing highly recommended!.**

£650 pcm

41 Front Street Whickham Tyne And Wear NE16 4EA Telephone: 0191 4910009

www.suzannegraham.co.uk

Entrance Porch

Lounge

20'5 x 11'8

Stairs to first floor, double glazed window, central heating radiator, TV point, laminate flooring, beams to ceiling, fittings for wall lights.

Kitchen

7'0 x 10'7

Double glazed leaded window, fitted cream kitchen units with worktop surfaces, stainless steel sink unit with mixer tap, electric oven and hob with extractor canopy, plumbed for automatic washer, glass display units, laminate wood flooring.

To the first floor

Bedroom One

10'6 x 11'6

Double glazed leaded window, central heating radiator, built in wardrobes and dressing unit.

Bedroom Two

8'4 x 11'9

Double glazed window, storage cupboard, laminate wood flooring.

Bathroom

White suite comprising :- Panelled bath, pedestal wash hand basin, low level w.c, double glazed window, central heating radiator.

Externally

Enclosed rear garden.

Holding Deposit

If you wish to let one of our rental properties we will require a £100 holding deposit to secure the property for one week. This is to give potential tenants one week to fill in an application form. (One form per adult who will be living in the property).

Should these application forms not be returned Suzanne Graham Estate Agents will be obliged to start re - marketing the property.

Credit & Reference Reports

Please note that Suzanne Graham Estate Agents have an obligation to all of or landlords to credit and reference check each adult hoping to live in one of our rental properties.

The first criteria of the credit check refers to Annual Income and requires each adult living in the property to earn in excess of 31 times the rent.

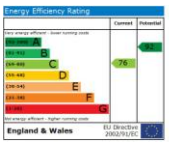
Should this not be the case we are obligated to ask for a Guarantor OR Six Months Rent In Advance.

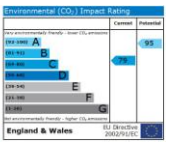
Initial Monies

On the day you sign the lease to start the tenancy agreement we require the following initial monies:

- First months rent
- Damage Deposit (1 Months Rent)
- Administration Fee (1/2 a Months Rent + VAT)

The £100 paid to secure the property is deducted from the above amount.


Energy Efficiency Rating
Current
Potential
A
B
C
D
E
F
G
92
76
England & Wales
EU Directive 2002/91/EC


Environmental (CO2) Impact Rating
Current
Potential
A
B
C
D
E
F
G
95
75
England & Wales
EU Directive 2002/91/EC