suzannegraham
estate agents



Ashfield Terrace, Pelaw

Three bedroom upper flat available now to rent. Located in Pelaw offering excellent transport links close to Heworth metro and bus station, with shops and other amenities on your door step. The accommodation is unfurnished but has white goods. The property comprises of entrance door, hall with stairs leading to first floor, lounge, kitchen, bathroom and three bedrooms.

£725 pcm

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

www.suzannegraham.co.uk

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ENTRANCE DOOR

HALLWAY

Entrance hall stairs to first floor.

LOUNGE

14' 9" x 12' 9" (4.5m x 3.89m)

Double glazed window, fireplace to wall.



KITCHEN

7' 4" x 10' 4" (2.24m x 3.15m)

Double glazed window, fitted kitchen units with works surfaces, electric oven and hob, sink, washer dryer, door to rear yard.



ADDITIONAL KITCHEN PHOTO



BATHROOM

Double glazed window, white suite with electric shower over bath, central heating radiator, pedestal hand wash basin, WC, ceramic wall tiles.



BEDROOM ONE

14' 1" x 14' 4" (4.29m x 4.37m)

Double glazed window, central heating radiator.



BEDROOM TWO

10' 3" x 7' 6" (3.12m x 2.29m)

Double glazed window, central heating radiator.



BEDROOM THREE

11' 4" x 7' 9" (3.45m x 2.36m)

Double glazed window, central heating radiator.



CREDIT AND REFERENCE CHECKS

Please note that Suzanne Graham Estate Agents have an obligation to all of our 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 that the Tenant(s) (jointly) earn in excess of 31 times the rent.

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

HOLDING DEPOSIT

If you wish to let one of our rental properties we will require a holding deposit equivalent to one weeks rent.

Should these application forms not be returned Suzanne Graham Estate Agents will be obliged to start re - marketing the property. The holding deposit is NON REFUNDABLE .

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)

The holding deposit paid to secure the property is deducted from the above amount.

DPS

All deposits will be held by DPS (Deposit Protection Scheme).

NOTE FROM SUZANNE

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

