





- End Terrace House

- Off Street Parking

- Open Plan Living Area

- Ample Storage

- Unfurnished Basis



- Two Bedrooms

- Garden

- Ground Floor WC

- New Build Development

- Available NOW





This newly built two bedroom terraced house is situated on the new development of West Meadows, Cramlington. The property is available NOW on an unfurnished basis.

The accommodation briefly comprises to the ground floor:- hallway, open plan living area with kitchen area benefitting fitted units and patio doors leading to the rear garden, and ground floor WC. To the first floor, you have two good-sized bedrooms, both of which with built-in storage, and a three piece family bathroom WC with a shower over the bath. Externally there is a lawned garden to the rear and off-street parking to the front.

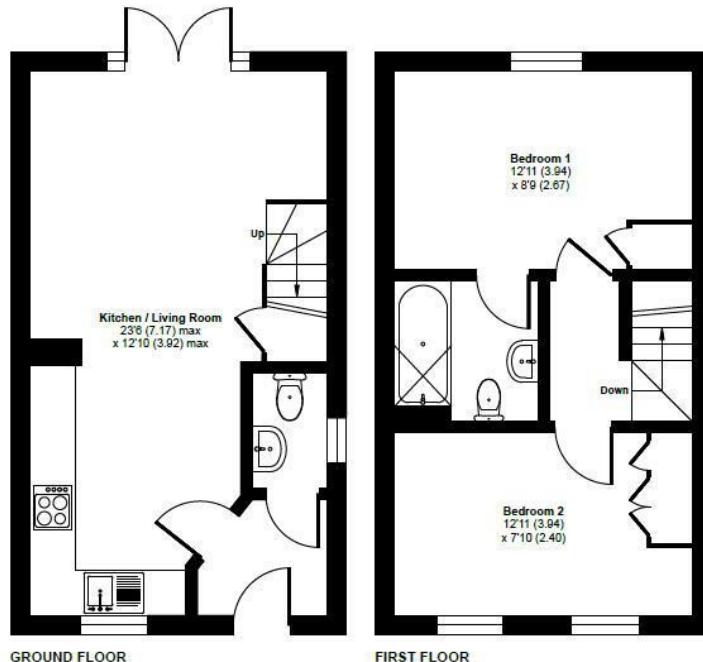
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Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. Computer-generated images, floor plans, and photos (CGIs) are for illustrative purposes only and may not represent the final design or finish of the property. For further information on layouts and specifications, please speak to your Lloyds Living representative.

Council Tax band \*TBC\*



Approximate Area = 606 sq ft / 56.2 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards Incorporating International Property Measurement Standards (IPMS2 Residential). ©rikhecom 2025. Produced for Lomond Property (Lettings). REF: 1370879

## The difference between house and home

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Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070

