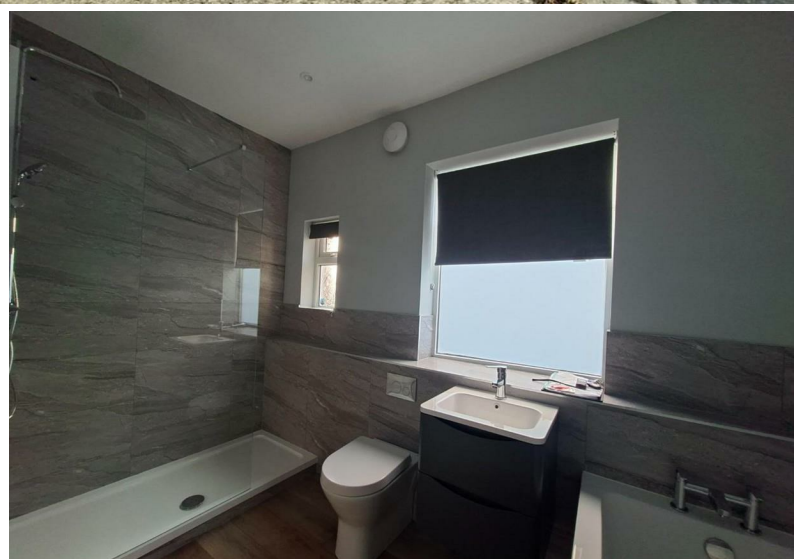




58 Falstaff Road, North Shields, NE29 7NS
£700 Per Month

58 Falstaff Road, North Shields, NE29 7NS

Well presented two bedroom ground floor property available to let in North Shields.
Modern living accommodation is offered within easy reach of local amenities and transport links.
Available to rent £700 per calendar month.

DESCRIPTION

MODERN 2 BED GROUND FLOOR FLAT available to let
Briefly comprises 2 bedrooms to front of property and open plan living/kitchen area providing access to private garden.

LOCATION

Property is located on Falstaff Road, North Shields close to local amenities and transport routes.

ACCOMMODATION

ENTRANCE HALLWAY

Large hallway with wood effect flooring providing access to all rooms and generous storage cupboard.

KITCHEN

10'2" x 10'11" (3.1 x 3.34)
Fitted with black wall and floor units and marble effect worktops. Kitchen includes stainless steel sink, electric cooker and hob with overhead extractor.
Roller blinds to windows and wood effect flooring.
Kitchen has slope to ceiling housing stairs to first floor property.
Kitchen houses boiler feeding radiators to all rooms.

LIVING ROOM

13'8" x 8'0" (4.19 x 2.45)
Kitchen leads into bright living room with patio door providing access into private rear garden.
Grey carpet.

BEDROOM 1

17'2" x 11'6" (5.25 x 3.52)
Master bedroom located to front of property.
Bay window overlooking front garden with fitted blinds, grey carpet.

BEDROOM 2

11'5" x 7'2" (3.48 x 2.2)
Located to front of property with grey carpet and fitted blinds.

BATHROOM

10'5" x 6'4" (3.18 x 1.95)
White bath and WC with white basin set in floating vanity unit and chrome fittings.
Double shower with chrome shower fittings.
Walls are partially tiled with wood effect floor, fitted blinds and chrome towel rail.

EXTERNAL

To the rear is a private fenced garden with patio, grass area and shed.
To the front there is a driveway and grass area.

RENTAL MATERIAL INFORMATION

COUNCIL TAX: A
EPC RATING: C
RENT: £700 pcm
DEPOSIT: £805
HOLDING FEE: £160
PROPERTY TYPE: Ground Floor 2 bedroom flat
CONSTRUCTION: Traditional
UTILITIES: Mains
PARKING: Driveway and on street

RENT

£700 per calendar month

DEPOSIT

A holding deposit of £160 is payable.

DEPOSIT: £805
R A Jackson & Son LLP use the Deposit Protection Scheme (DPS) to protect your deposit. The DPS is a government approved tenancy deposit scheme. Further information can be found at www.depositprotection.com

ENERGY PERFORMANCE

CERTIFICATE

The EPC rating for the property is C (72). A full copy of the report is available upon request.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information
<https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

TENANT OBLIGATIONS

The Tenant is responsible (unless otherwise informed) for the connection and payment of all the utilities including electric, gas, water, broadband and is responsible for Council Tax. The Tenant must keep the property and its gardens in good, clean and tidy condition throughout the term of the tenancy. It is the responsibility of the Tenant to contact the relevant utility companies and set up the bills in their own names.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

- Residential Sales and Lettings
- Commercial Sales and Lettings
- Professional Valuation of Commercial and Residential Property
- Home-buyer Survey and Valuation
- Property Management
- Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

