


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Links Road, Cullercoats NE30 3DY

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## £775 Per Calendar Month

TWO BEDROOM TERRACED HOUSE  
IMMACULATLEY MAINTAINED  
LARGE GARDEN WITH SUMMER HOUSE  
FULLY FURNISHED  
CLOSE TO BEACH AND METRO

AVAILABLE NOW!

TENANCY APPLICATION FEES

To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

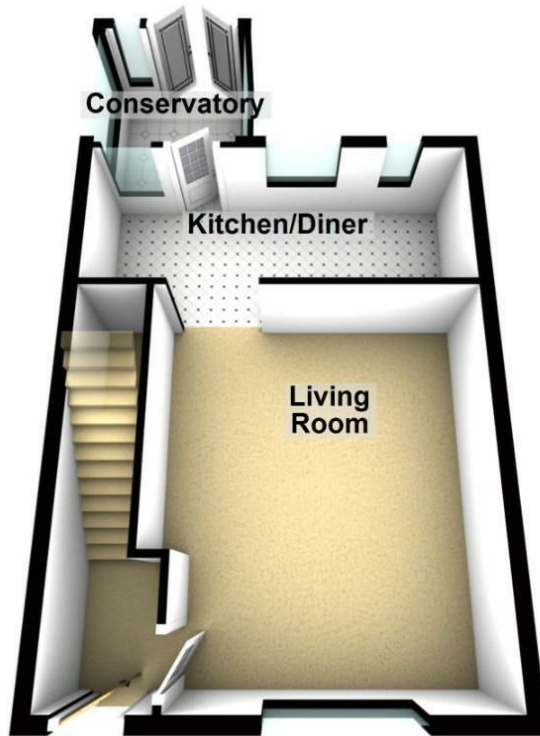
A tenancy deposit for the property is compulsory and is to be paid on or before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to one months rent. An additional tenancy deposit amount may be requested in certain circumstances.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
16'7" x 14'0"

Kitchen / Diner  
17'2" x 6'8"


Conservatory  
6'8" x 6'7"

Bedroom One  
13'4" x 13'1"

Bedroom Two  
10'2" x 9'5"

Bathroom  
7'2" x 6'8"

## Energy Efficiency Rating

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





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**FINANCE**

**LAW**

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Wallsend  
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