

7 Smeaton Court, Willington Quay



£650

To let on an UNFURNISHED BASIS, this house offers recently decorated and carpeted accommodation and is available now. The ground floor has an attractive living room and a REFITTED kitchen and dining room. Upstairs there are three bedrooms and a bathroom. There is a SOUTH facing GARDEN to the rear, very PRIVATE and NOT OVERLOOKED, and possible parking to the front. In addition, there is a SUMMER HOUSE, at the foot of the garden, which will make a great home office or work place.

Smeaton Court is a small cul-de-sac of similar modern properties and has easy access to the TYNE TUNNEL, major road links and is a few minutes' walk to the local METRO STATION. For those with children, there are OFSTED rated "Outstanding" and "Good" schools locally too.

Council tax band A, Energy Rating C. Call next2buy Ltd to arrange a viewing - 0191 2953322.

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The Property Comprises

Entrance

2'0" x 5'2" (0.60 x 1.58) Door into entrance lobby.

Living Room

13'1" x 13'10" (4.00 x 4.21) UPVc double glazed bay window, radiator, decorative coving and wooden flooring. Open access to the Kitchen & Dining Area.



Kitchen & Dining Area

10'6" x 13'10" (3.19 x 4.21) UPVc double glazed window and french doors to the rear garden, radiator and an under stairs storage cupboard. There is a dining area to one side and the kitchen has been fitted with a comprehensive range of floor and wall units, granite counters and sink. There are integrated appliances; gas hob, electric oven, microwave oven, washing machine, dishwasher, fridge and freezer.



Stairs to First Floor

Landing leading to...

Bedroom 1

9'0" x 10'7" (2.75 x 3.22) UPVc double glazed window and radiator. Two storage cupboards.



Bedroom 2

9'6" x 6'8" (2.89 x 2.02) UPVc double glazed window and radiator.



Bedroom 3

6'7" x 6'11" (2.01 x 2.11) UPVc double glazed window and radiator.



Bathroom

4'8" x 7'6" (1.42 x 2.29) UPVc double glazed window and part tiled walls. Fitted with a white suite and a shower over the bath.



Gardens

There is a printed concrete area to the front of the house, possible off street parking although the kerb in front has not been dropped. To the rear, there is an fenced garden, not overlooked, south facing, that has artificial grass, a timber shed and a Summer House - great for the kids!



ARLA

Next2buy Ltd is a member of ARLA, www.arla.co.uk. We have Client Money Protection provided by ARLA and are part of The Property Ombudsman for independent redress.

Reservation

We require a holding deposit of £100.00 (inclusive of vat) which will secure a property whilst we carry out reference checks via a specialist firm. Should the reference checks be unacceptable, for any reason, or the applicant withdraws their interest in the property, the holding deposit paid will be forfeited in full. Holding fees are non-refundable and non-transferable.

NB - The holding deposit is refundable in the following circumstances;
IN FULL - If the offer is not accepted by the Landlord, or the Landlord withdraws the property.

Where the tenant provides false or misleading information and the Landlord is unable to re-let the property by the proposed move in date, a charge will be levied to cover all of the landlord's cost up to a maximum of the deposit paid. If after 48 hours the tenant withdraws their offer, and the Landlord is unable to re-let the property by the proposed move in date, then a charge will be levied to cover the landlord's costs of up to a maximum charge of the deposit paid.

Example

We require one month's rent as a damage deposit (+£50)

VAT is calculated at the prevailing rate of 20%

e.g Based on a rent of £350.00 pcm
One month's rent in advance: £350.00
Damage Deposit:£400.00

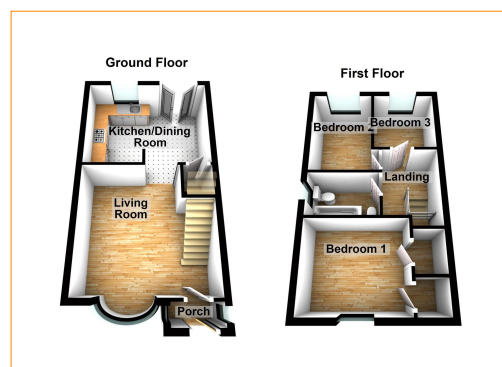
Total; £750.00 (inclusive of VAT)

These figures are guideline's only and will change accordingly to the monthly rental figure. I.e. If the monthly rent is £600.00 then you must make your calculation based on £600.00 rent + £650.00 etc.
The damage deposit will be returnable subject to satisfactory inventory check and evidence of the final payment of utilities.

Tenant Obligations

The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

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