

## 10 Chestnut Street, Wallsend



### £450 Per month

\*\*\* UNFURNISHED \*\*\*\* AVAILABLE NOW \*\*\*\* TWO DOUBLE BEDROOMS \*\*\*\*  
COUNCIL TAX BAND A \*\*\*\* ENERGY RATING D \*\*\*\*

Available now, this two bedroom Mid Link House is situated in Chestnut Street and offers well proportioned accommodation at an unfurnished basis. The property has UPVC double glazing throughout, electric heating and a patio garden to the rear. There are two bedrooms and a bathroom upstairs and a spacious lounge, open to a modern fitted kitchen with some integral appliances, and a ground floor cloakroom.

Call next2buy Ltd to arrange a viewing - 0191 2953322.

## THE PROPERTY COMPRISES

### ENTRANCE

UPVc door into lobby, laminate flooring, access to....

### LOUNGE

17'8" x 11'7" (5.38m x 3.53m) UPVc double glazed window to the front elevation, night storage heater, wooden fire surround with an electric fire and laminate flooring, open to..



### KITCHEN

9'5" x 6'11" (2.87m x 2.11m) UPVc double glazed window and door to the rear, part tiled walls and tiled flooring, fitted with a modern range of floor and wall units, counters, sink, integral fridge, electric oven and an aluminium style hob oven and feature extractor hood over the hob, access to a storage cupboard.



### CLOAKROOM

UPVc double glazed window, fitted with a two piece suite, tiled walls and flooring.



### STAIRS TO FIRST FLOOR

Loft access and landing leading to ....

### BEDROOM ONE

10'9" x 11'7" (3.28m x 3.53m) Two UPVc double glazed window, electric wall heater and carpeting.



### BEDROOM TWO

11'4" x 11'6" (3.45m x 3.51m) L - shaped with two UPVc double glazed windows, electric wall heater and carpeting.



### BATHROOM

5'3" x 8'11" (1.60m x 2.72m) Tiled walls and flooring, fitted with a white three piece suite and a shower over the bath.



### EXTERNALLY

To the front, there is a small walled and gated courtyard and to the rear , there is an paved courtyard with parking access.



### ARLA

Next2buy Ltd is a member of ARLA, [www.arla.co.uk](http://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

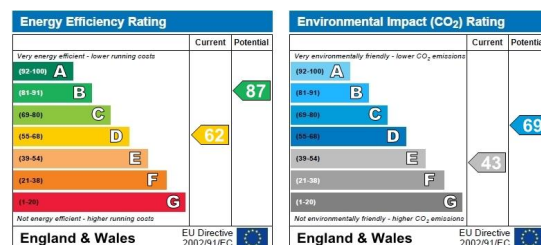
The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

### 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.

### ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



### VIEWING ARRANGEMENTS

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[www.next2buy.com](http://www.next2buy.com)

136/138 station road  
wallsend, NE28 8QT

tel: 0191 295 3322