

TO VIEW PROPERTIES CONTACT

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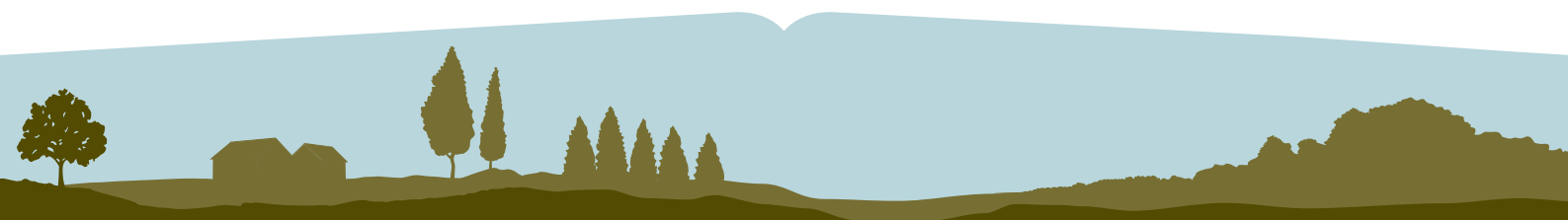
Tyne & Country

REAL HOMES FOR REAL PEOPLE

36 Berry Edge, Consett



£495 Per calendar month



SALES • LETTINGS • INVESTMENTS • PROPERTY MANAGEMENT • BUILDING WORKS

LOVELY IMMACULATE HOME ** AVAILABLE DECEMBER 2014

A three bedroomed mews house located in a popular development situated close to Consett town centre. The property benefits from modern fixtures and fittings throughout. Property comprise: hallway, cloakroom, living room with French doors to garden, modern fitted kitchen with fitted oven and hob, three first floor bedrooms and bathroom. Externally there is a garden to the rear and to the front is an allocated parking bay. The property benefits from gas central heating and double glazing. Viewing is highly recommended. EPC rating C

Entrance

Stairs to first floor, central heating radiator.

Lounge 13'8" x 14'7"

Double glazed window, two central heating radiators, under stairs storage cupboard, double glazed patio doors to garden.



Kitchen 10'1" x 7'5"

Fitted with a range of wall and base units with contrasting work surfaces over, stainless steel sink and drainer, integral oven and hob with stainless steel extractor hood over, integral fridge freezer, tiling to splash area, tiled floor, double glazed window.



First Floor Landing

Smoke alarm, double glazed window.

Bedroom One 14'4" x 8'0"

Double glazed window, central heating radiator.

Bedroom Two 11'4" x 8'0"

Double glazed window, central heating radiator.

Bedroom Three 8'0" x 6'5"

Double glazed window, central heating radiator, loft access.

Bathroom

Fitted with a white suite comprising; panelled bath with shower over, low level w.c, wash hand basin, double glazed window, central heating radiator, expel air, tiling to splash area, tiled floor.

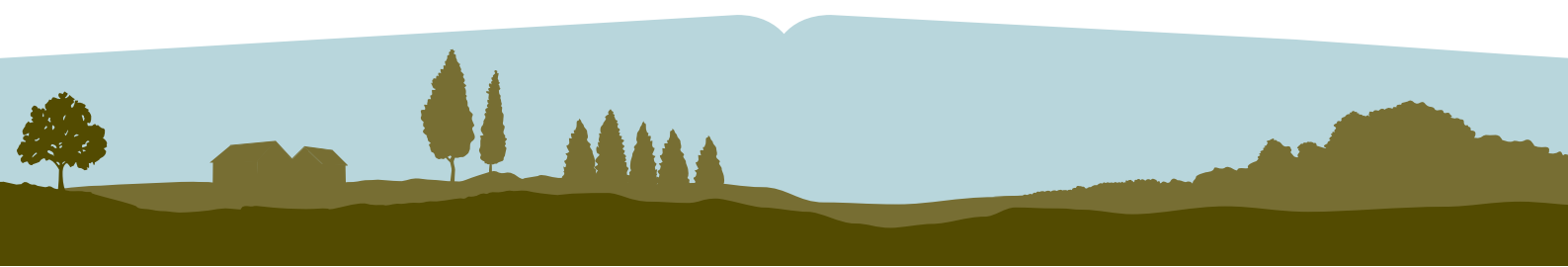


External

Allocated parking bay, garden to the rear, mainly laid to lawn with border areas.

Agents Disclaimer

Tyne and Country estates act for themselves and for the landlord of the property and have prepared these details in good faith with the co-operation of the landlord and are for guidance purposes only. All descriptions, dimensions and references to condition and orientation are given without responsibility and intending tenants should make their own enquiries. We do not have the authority to make or give any representation to state, quality, age, condition or fitness of the property and its' fixtures and fittings.



Costs to Tenants

THE FOLLOWING CHARGES APPLY IN ALL CASES OF GRANTING A TENANCY: AN ADMINISTRATION FEE OF HALF A MONTHS RENT PLUS VAT, SUBJECT TO A MINIMUM FEE OF £250 PLUS VAT AND ONE MONTHS RENT IN ADVANCE AND A BOND OF ONE MONTHS RENT PLUS £50.00* Please NB. This may increase up to an extra £100 if Landlord allows pets.

Proof of residency

We must also obtain proof of current residency for each tenant prior to signing a lease. The only proofs of residency that we will accept are: a driving licence showing current address, a recent (no older than 3 months) gas, electric, water, telephone/mobile bill, or a recent council tax bill showing your name & current address. We will not accept bank or building society statements/benefit books/post office books/as these can be sent to any address & do not prove residency at a particular address.

Notes for Tenants

WE REQUIRE A HOLDING DEPOSIT OF £100.00 PER ADULT ON THE TENANCY WHICH WILL SECURE A PROPERTY AND PAY FOR THE REFERENCING FOR YOURSELF

AND ONE GUARANTOR IF CONFIRMED AND AGREED AT THE TIME OF RESERVING THE PROPERTY. THE HOLDING DEPOSIT IS NON-REFUNDABLE. SHOULD YOU FAIL YOUR REFERENCE YOU MAY THEN PROVIDE A GUARANTOR AT A CHARGE OF £50.00. THE HOLDING DEPOSIT IS DEDUCTED FROM OUR ADMINISTRATION FEE.

Tenants Obligations

THE TENANT IS RESPONSIBLE (UNLESS OTHERWISE INFORMED IN WRITING) FOR THE CONNECTION AND PAYMENT OF ALL UTILITIES INCLUDING GAS, ELECTRIC, WATER & COUNCIL TAX. IT IS THE RESPONSIBILITY OF THE TENANT TO CONTACT THE RELEVANT UTILITY COMPANIES AT THE BEGINNING AND END OF THE TENANCY. INTERNET & TELEPHONE CONNECTION, TV LICENCE, WINDOW CLEANING, GARDENING SERVICES AND TENANTS CONTENTS INSURANCE ARE THE RESPONSIBILITY OF THE TENANT DURING THE TENANCY (UNLESS OTHERWISE STATED). THE TENANT MUST KEEP THE PROPERTY, IT'S GROUNDS AND CONTENTS IN GOOD CLEAN CONDITION THROUGHOUT THE TERM OF THE TENANCY. TENANTS MUST GIVE A MINIMUM OF ONE MONTHS

NOTICE TO END THEIR

Opening Hours

OUR OFFICE IS OPEN MONDAY TO FRIDAY 9.00AM UNTIL 5:00PM AND ON SATURDAYS 10.00AM UNTIL 2.00PM. OUT OF THESE HOURS THERE IS AN ANSWERING SERVICE AND YOU CAN ACCESS ALL OF OUR PROPERTIES BY LOGGING ONTO [Www.rightmove.co.uk](http://www.rightmove.co.uk).

Viewing Arrangements

ALL VIEWINGS ARE TO BE MADE THROUGH THE AGENT WITHOUT EXCEPTION.

Professional Membership

Tyne and Country are members of the Ombudsman for Estate Agency and the The Deposit Protection Service.

