

## 10 Carville Gardens, Wallsend



### £520 PCM

To let on an UNFURNISHED BASIS, and AVAILABLE NOW this house has two DOUBLE bedrooms , an attractive living room, a refitted kitchen and a ground floor bathroom. Externally there is a garden area to the front and a yard to the rear.

Carville Gardens is a pedestrianised street with easy access to Wallsend METRO station and bus terminal, as well as the historic Segedunum site - the end of the Roman Wall.

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

### The Property Comprises



#### Entrance Porch

5'0" x 5'5" (1.53 x 1.66) UPVc door into porch, laminate flooring and leading into the Living Room.

#### Living Room

13'10" x 12'10" (4.21 x 3.91) UPVc double glazed window, and radiator. Wooden fire surround and an under stairs storage cupboard.



#### Rear Hallway

Radiator. With access to the kitchen and bathroom.

#### Kitchen

7'6" x 10'8" (2.29 x 3.25) UPVc double glazed window, door to the rear yard. Part tiled walls, radiator, and fitted with floor and wall units, counters and sink, electric hob, and oven.



#### Bathroom

7'11" x 4'1" (2.41 x 1.24) Radiator, tiled walls and fitted with a white suite and a shower over the bath.



#### Stairs to First Floor

Leading to...

### Bedroom 1

8'4" x 12'10" (2.55 x 3.91) UPVc double glazed window and radiator.



### Bedroom 2

10'10" x 9'5" (3.30 x 2.87) UPVc double glazed window and radiator.



### Garden & Yard

Carville Gardens is a pedestrianised street and there is a walled garden to the front and an enclosed yard to the rear.



### ARLA

Next2buy limited is an ARLA Licensed Member. Licence No.: M0043763

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

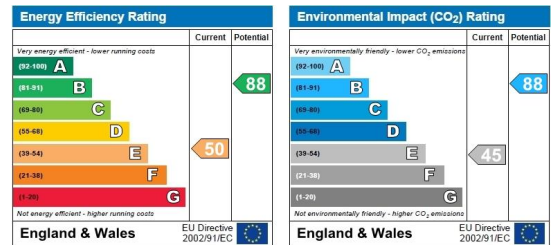
The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

### 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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