

Woodacre Mews, Millers Bank



£950 PCM

Available to let on an UNFURNISHED BASIS, and available, EARLY - MID FEBRUARY, this STUNNING NEW BUILD development is quietly tucked away at the foot of Millers Bank, and offers ARCHITECT DESIGNED accommodation built to an EXCEPTIONAL STANDARD. Accommodation is over three floors and quite versatile to suit individual requirements, but all with QUALITY SPECIFICATIONS AND FITTINGS; Oak interior doors, under floor heating, acoustic glass, kitchen appliances (except washing machine) and flooring and the houses have an exceptional energy rating; B.

Woodacre Mews has easy access to local amenities; the Tyne Tunnel , A19, Coast Road and the local Metro Station are all within easy reach, as are the town facilities or Wallsend and North Shields, and for those with children, there ore OFSTED rated Good and Outstanding schools locally.

Call next2buy Ltd to arrange a viewing - 0191 2953322.

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The Property Comprises

GROUND FLOOR

Entrance Lobby

5'7" x 6'2" (1.69 x 1.89) Glazed door into a spacious lobby.



Hallway

With a storage cupboard and recessed lighting.

Cloakroom/WC

5'1" x 6'2" (1.54 x 1.89) Recessed lighting, fitted with a two piece suite.



Family Room with Dining Area and Kitchen

27'6" x 9'2" (8.37 x 2.79) A really lovely room! With several windows for maximum light, and large patio doors at the rear, this room can be divided into three parts;

Family Area; at the front of the room and with wooden flooring and under floor heating and recessed lighting.

Dining area; at the rear, with the same flooring and heating and direct access to the rear courtyard.

Kitchen; beautifully fitted with a comprehensive range of floor and wall units, counters and sink, and integrated appliances; oven, hob, extractor hood, fridge, freezer, dishwasher and microwave oven..



Further Images



Utility

6'8" x 6'2" (2.04 x 1.89) With access to the rear patio and courtyard, wooden flooring, under floor heating, cupboard housing the central heating boiler, and space for a washing machine. There is a small rinsing sink too.



FIRST FLOOR

Stairs to First Floor

Landing with radiator and recessed lighting, leading to...

Rear Bedroom

13'7" x 8'9" (4.14 x 2.67) UPVc double glazed windows, and radiator. Recessed lighting.



Front Bedroom

13'7" x 8'1" (4.14 x 2.46) Large UPVc double glazed picture window and another smaller to the side, and radiator. Recessed lighting.



Snug/Games Room

7'9" x 7'2" (2.37 x 2.19) UPVc double glazed window, radiator and recessed lighting.



Family Bathroom

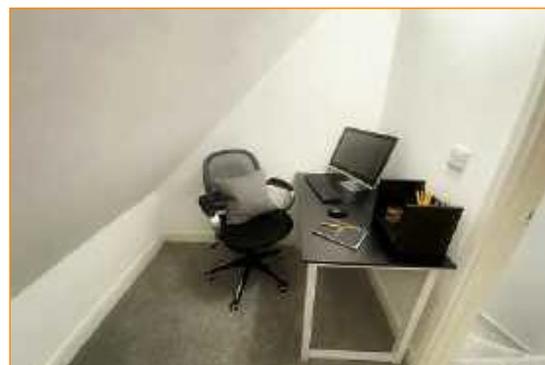
6'1" x 7'2" (1.85 x 2.19) UPVc double glazed window, heated towel rail, part tiled walls and fitted with a white suite and a shower over the bath.



TOP FLOOR

Study

6'1" x 6'7" (1.85 x 2.00) An ideal home working station or storage area.

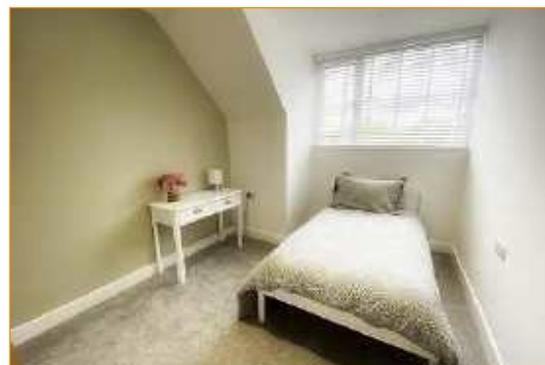


Stairs to Second Floor

Landing with loft access, recessed lighting and a sun tunnel for maximum light.

Rear Bedroom

10'0" x 8'8" (3.05 x 2.65) UPVc double glazed window, radiator and recessed lighting.



En-Suite Shower Room

4'0" x 5'8" (1.21 x 1.73) UPVc double glazed window, heated towel rail, recessed lighting, extractor fan, and fitted with a three piece suite including a larger sized shower cubicle.



Front Bedroom

8'5" x 8'8" (2.56 x 2.65) UPVc double glazed window, radiator and recessed lighting.



En-Suite Shower Room

5'10" x 6'8" (1.79 x 2.04) UPVc double glazed window, heated towel rail, recessed lighting, extractor fan, and fitted with a three piece suite including a larger sized shower cubicle.



EXTERNALLY

There is a walled and fenced courtyard to the rear, block paved for low maintenance.

There are some plots with larger garden areas, please enquire.

There are two allocated parking bays per property and there will be further guest parking too.



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 £950.00 pcm
One month's rent in advance: £950.00
Damage Deposit:£1000.00

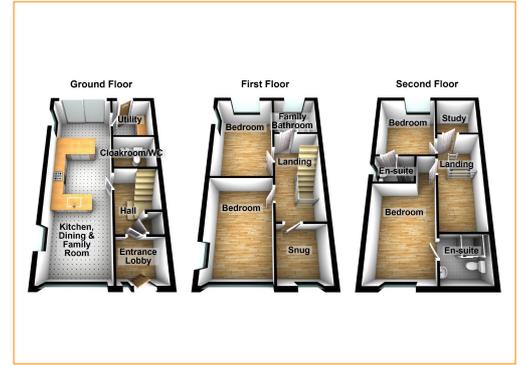
Total; £1950.00 (inclusive of VAT)

The damage deposit will be returnable subject to satisfactory inventory check and evidence of the final payment of utilities.

Obligations

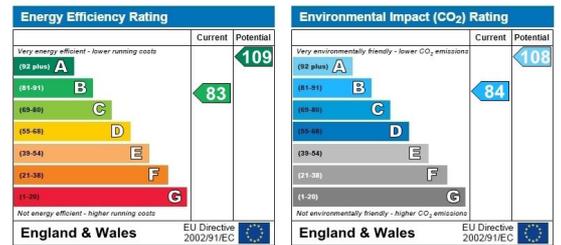
The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

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

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
 Monday 9am - 6pm
 Tuesday 9am - 6pm
 Wednesday 9am - 6pm
 Thursday 9am - 6pm
 Friday 9am - 6pm
 Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE

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