



## 115 Cardigan Terrace, Newcastle Upon Tyne, NE6 5HS

£1,200 Per Month

Available 1st July 2021 - Rent £1200pcm - Bills inclusive available £16pppw - Large house - Popular for students - Great value for money - Call today for viewings

Brunton Residential are delighted to bring to the market this three bedroomed two reception mid terraced house. Briefly comprises of, entrance porch, entrance hall, dining room, lounge and kitchen. To the first floor there are three bedrooms and a bathroom/WC. Externally there is a private yard to the rear. This property also benefits from a gas central heating and double glazing

Currently rented as a four bed student property at £1,040 pcm till Summer 2020  
Circa 5.43% yield

#### **LIVING ROOM**

16'1" x 13'7" (4.90 x 4.14 (4.91 x 4.15))

ALL MEASUREMENTS TAKEN AT WIDEST POINT

#### **KITCHEN**

20'8" x 8'9" (6.30 x 2.67)

#### **BEDROOM**

14'1" x 11'7" (4.29 x 3.53 (4.30 x 3.54))

#### **BAT**

9'6" x 6'7" (9'7" x 6'8") (2.90 x 2.01 (2.91 x 2.03))

#### **BEDROOM**

14'1" x 11'5" (14'2" x 11'6") (4.29 x 3.48 (4.31 x 3.50))

#### **BEDROOM**

13'11" x 11'5" (14'0" x 11'6") (4.24 x 3.48 (4.26 x 3.50))

#### **BEDROOM**

10'5" x 6'7" (10'6" x 6'8") (3.18 x 2.01 (3.19 x 2.03))

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building

regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

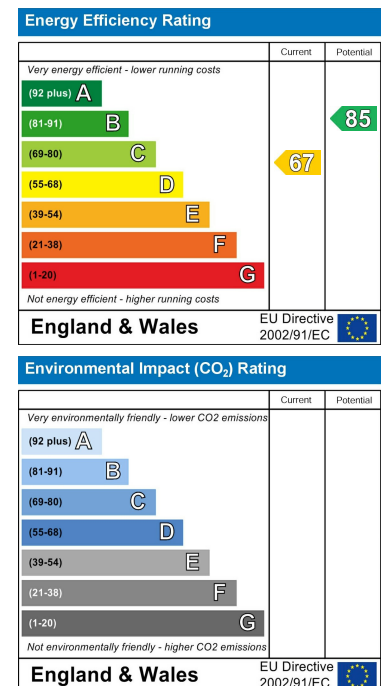
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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