



8 Victoria Terrace, Gateshead, NE9 7PH

£650 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this charming, country-cottage style ground floor flat located in the much sought after Springwell Village. Briefly comprising of; entrance porch, lounge and dining area, kitchen, shower room and bedroom. The location is ideal for access to local amenities as well as for access to transport routes and services. Externally, there is on-street parking, a private low maintenance front garden and outside space to the rear which is perfect for those Summer evenings. The property is warmed via gas central heating and has UPVC throughout. Early viewing is highly recommended to avoid disappointment.

Entrance Porch

UPVC front entrance porch providing access to the lounge.

Lounge

With quaint exposed beams to the ceiling, stone fireplace with log burning stove, UPVC window overlooking the front aspect and open access to the dining room.

Dining Room

Bright and airy dining room with an inglenook fireplace with tiled hearth and patio doors leading the rear aspect.

Kitchen

Fitted with a range of wall and base units, freestanding cooker, a UPVC "stable" door leading to the rear aspect and a modern vertical gas central heating radiator.

Bedroom

With a UPVC window overlooking the front aspect.

Shower Room

Large shower room fitted with a double shower cubicle, low level WC, wash hand basin and handy storage units.

External Areas

There is a low maintenance garden to the front and a fenced low maintenance garden to the rear with a raised patio area.

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

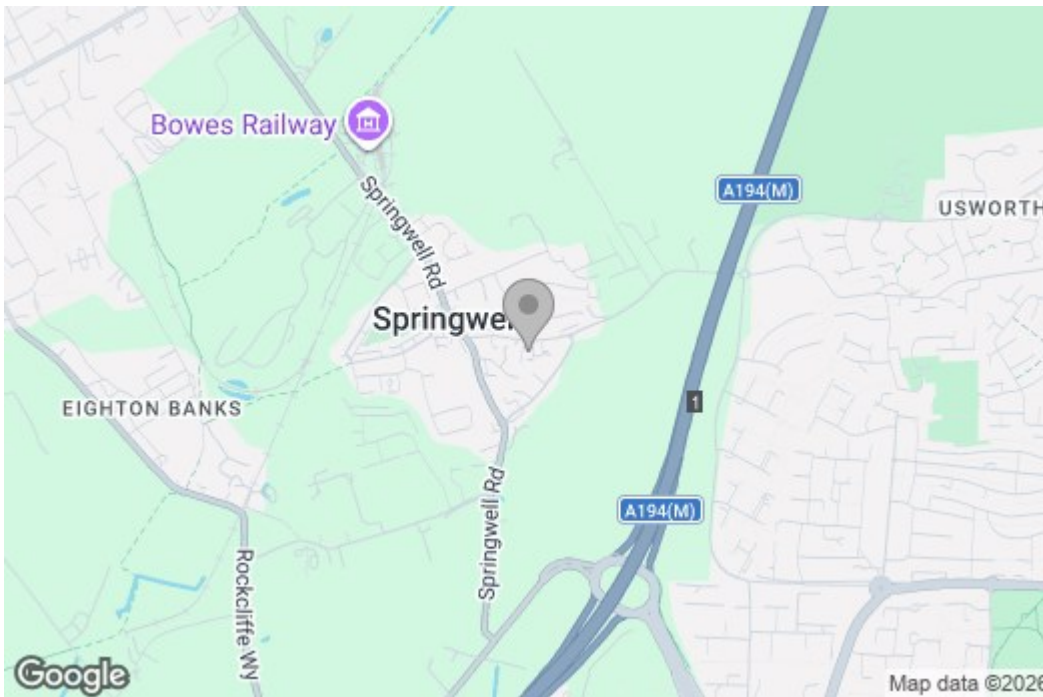
Upfront Costs:

1 Months rent upfront

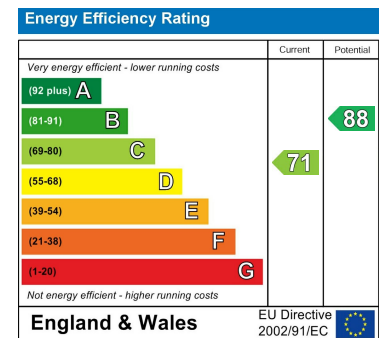
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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, purchaser 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 an representation or warranty in respect of the property.