



30 The Copse, Blaydon-On-Tyne, NE21 5PH

£795 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this recently redecorated, two bedroom family home situated on the ever popular The Copse, Blaydon. The location is ideal with Blaydon having it's own shopping precinct and is a short drive to the Metrocentre with the A1 being a stones throw away. Briefly comprising of: entrance porch, lounge, dining kitchen, two bedrooms and a family bathroom. The property is heated via gas central heating and has UPVC throughout. Externally there is a driveway for parking to the front and private yard to the rear. Early viewing is highly recommended to avoid disappointment.

Entrance Porch

Enclosed porch area are with access door to the lounge.

Lounge

Spacious lounge with stairs leading to the first floor and access into the dining kitchen. There a is UPVC window overlooking the front aspect which allows lot's of natural light and a gas central heating radiator.

Dining Kitchen

Fitted with a range of wall and base units and has the benefit of a freestanding electric cooker. A UPVC window overlooks the rear aspect and a gas ventral heating radiator.

Main Bedroom

Bright and airy main bedroom with the benefit of a large built in wardrobe, a UPVc window overlooking the front aspect and a gas central heating radiator.

Bedroom Two

Good sized second bedroom with a UPVC window overlooking the rear aspect, a gas central heating radiator and access hatch to the loft.

Bathroom

Fitted with a low level WC, wash hand basin and bath with shower over.

External Areas

Driveway parking to the front and a private rear yard.

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

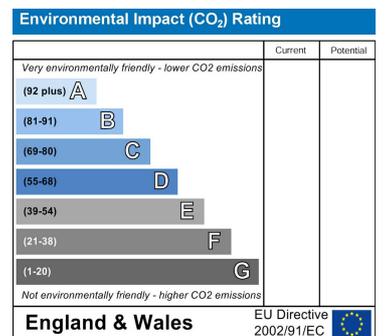
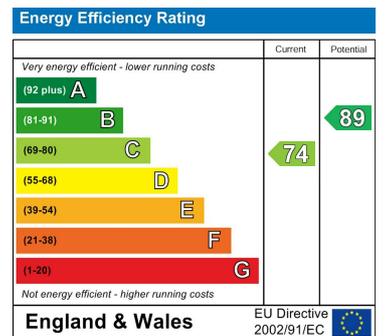
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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.