



## 28 Overhill Terrace, Gateshead, NE8 1TD

£850 Per Month

\*\*\* AVAILABLE IMMEDIATELY \*\*\* on an unfurnished basis is this lovely three bedroom, upper flat situated on Overhill Terrace which is ideal for transport links into Gateshead, Newcastle, Team Valley and local amenities. The property has recently undergone refurbishment and is warmed via gas central heating with the added UPVC double glazing throughout. The accommodation comprises: entrance hallway, stairs to the first floor, three bedrooms, lounge with electric fire, kitchen with both integrated and freestanding appliances and bathroom. Externally, there is a shared rear yard and ample on-street parking. Early viewings are highly recommended to avoid disappointment.

## **Entrance Hallway**

With stairs leading to the first floor

## **Lounge**

Spacious lounge with electric fire and surround, access doors to the kitchen and second bedroom and a UPVC window overlooking the rear aspect.

## **Kitchen**

Fitted with a range of wall and base units, integrated oven hob and extractor, a free standing fridge/freezer and washing machine which will be gifted to any potential applicants. There is access to the bathroom and rear yard along with a UPVC overliing the rear aspect.

## **Bathroom**

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

## **Main Bedroom**

Bright and airy main bedroom with UPVC windows overlooking the front aspect and a handy storage cupboard.

## **Bedroom Two**

Access from the lounge with a UPVC window overlooking the rear aspect.

## **Bedroom Three**

Good sized third bedroom with a UPVC window overlooking the front aspect.

## **External Areas**

Shared rear yard and ample on-street parking.

## **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

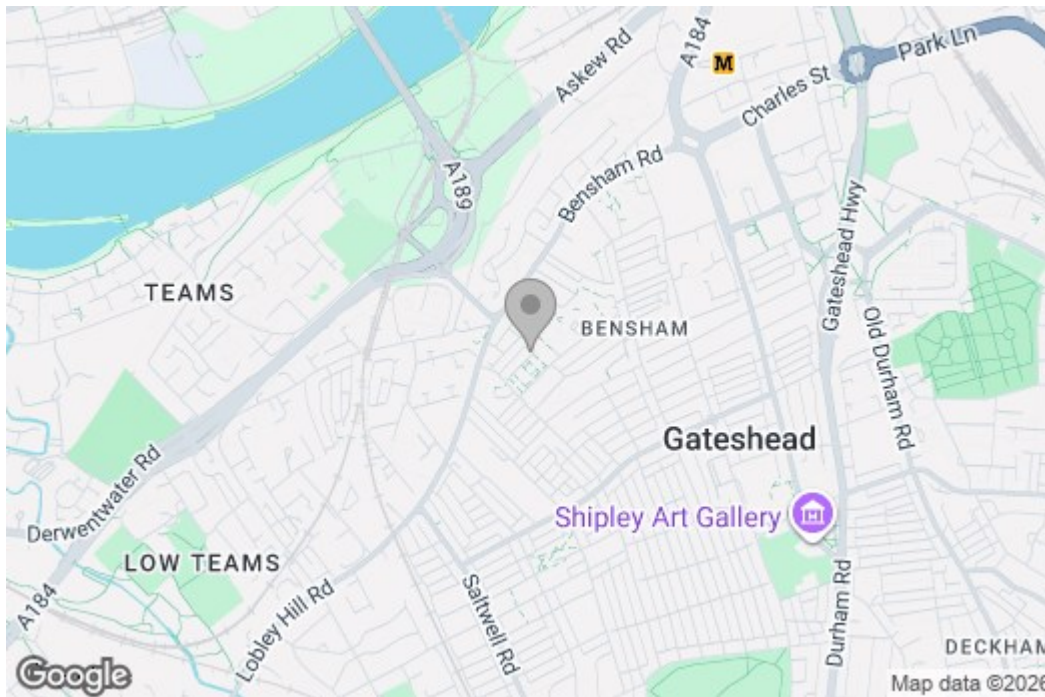
**Upfront Costs:**

1 Months rent to be taken after signing the Tenancy Agreement

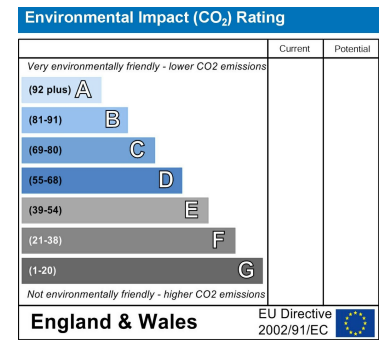
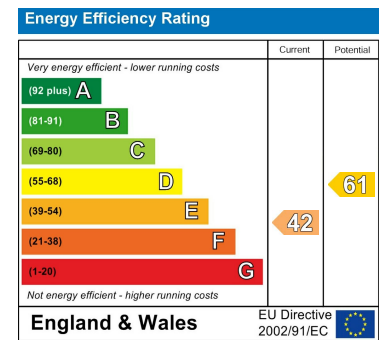
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

# 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.