



27 Overhill Terrace, Gateshead, NE8 1TD

£700 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this lovely two bedroom, ground floor 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, two bedrooms, lounge with electric fire, kitchen with both integrated and freestanding appliances and bathroom. Externally, there is a rear yard and ample on-street parking. Early viewings are highly recommended to avoid disappointment.

Entrance Hallway

A UPVC front entrance door leads to the hallway with access doors to the lounge and bedroom and a handy storage cupboard.

Lounge

With an electric fire to the feature wall, access doors leading to the kitchen and bedroom two, a UPVC window overlooking the rear aspect and a gas central heating radiator.

Main Bedroom

Bright and airy main bedroom with UPVC windows overlooking the front aspect and a gas central heating radiator.

Bedroom Two

Good sized second bedroom with a UPVC window overlooking the rear aspect and a gas central heating radiator.

Kitchen

Fitted with a range of wall, base units and drawers, integrated oven and hob, extractor fan, a free standing washing machine and fridge freezer. There are access door leading to the bathroom and rear yard.

Bathroom

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

External Areas

There is a low maintenance concrete area to the front aspect with ample on-street parking, to the rear there is a 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

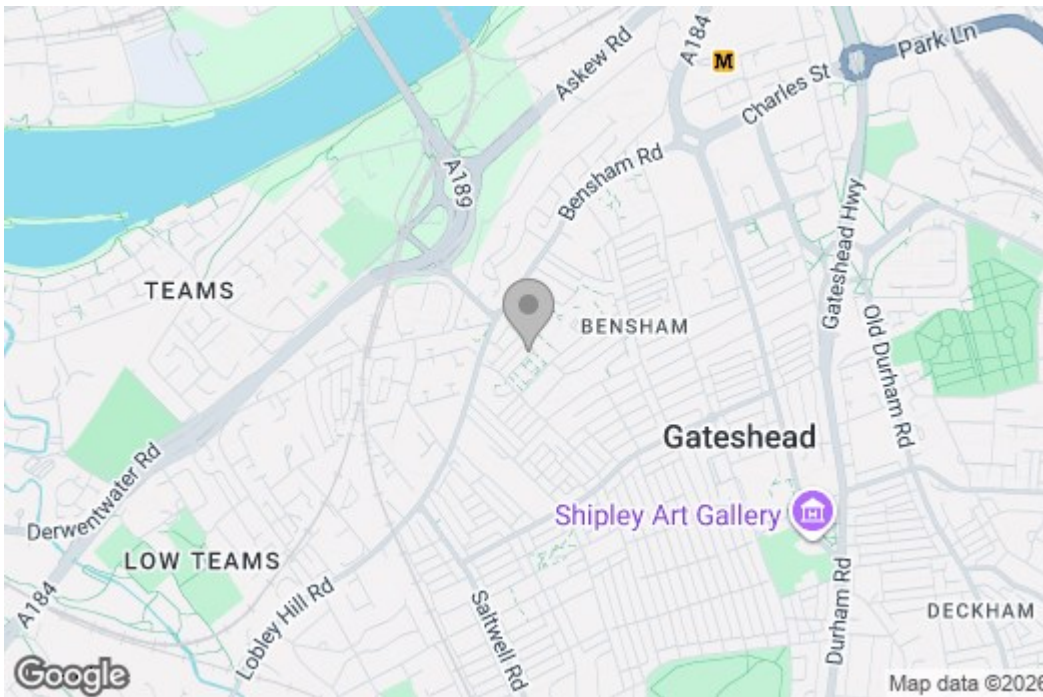
Upfront Costs:

1 Months rent upfront

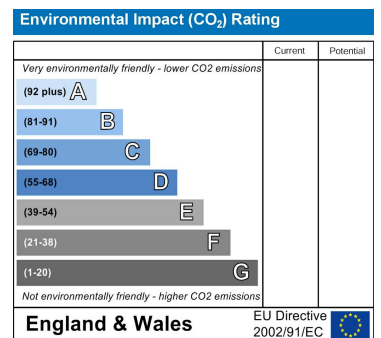
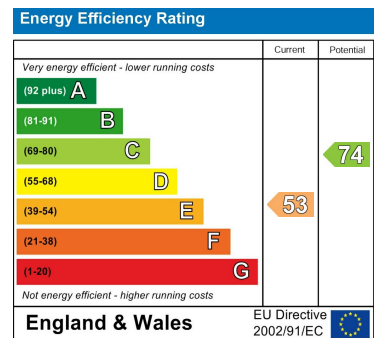
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

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 a representation or warranty in respect of the property.