



14 West Park Road, South Shields, NE33 4LB

£750 Per Calendar Month

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis is this beautifully presented, two bedroom ground floor flat located in an excellent area of South Shields. Being close to transport links, local amenities and just a stones throw away from West Park the property offers a prime position which will appeal to a number of applicants. Briefly comprising of; entrance porch, entrance hallway, lounge with open plan access to the kitchen, bathroom and two good sized bedrooms. The property has the added benefit of Gas Central Heating and UPVC throughout. Externally, there is a low maintenance gravelled area to the front, private rear which is perfect for those Summer evenings and ample on-street parking. Early viewing is highly recommended to avoid disappointment.

Entrance Porch

With access door leading to the hallway.

Hallway

With access doors to all rooms and a large, handy storage cupboard.

Lounge

Spacious lounge with open access to the kitchen, UPVC window overlooking the rear aspect and a gas central heating radiator.

Kitchen

Fitted with a range of modern wall and base units, integrated oven, hob, extractor fan and fridge. There is a free standing washing machine which will be gifted to any potential applicants and access to both the bathroom and rear external.

Bathroom

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

Main Bedroom

Bright and airy bedroom with 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.

External Areas

Low maintenance gravelled area 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

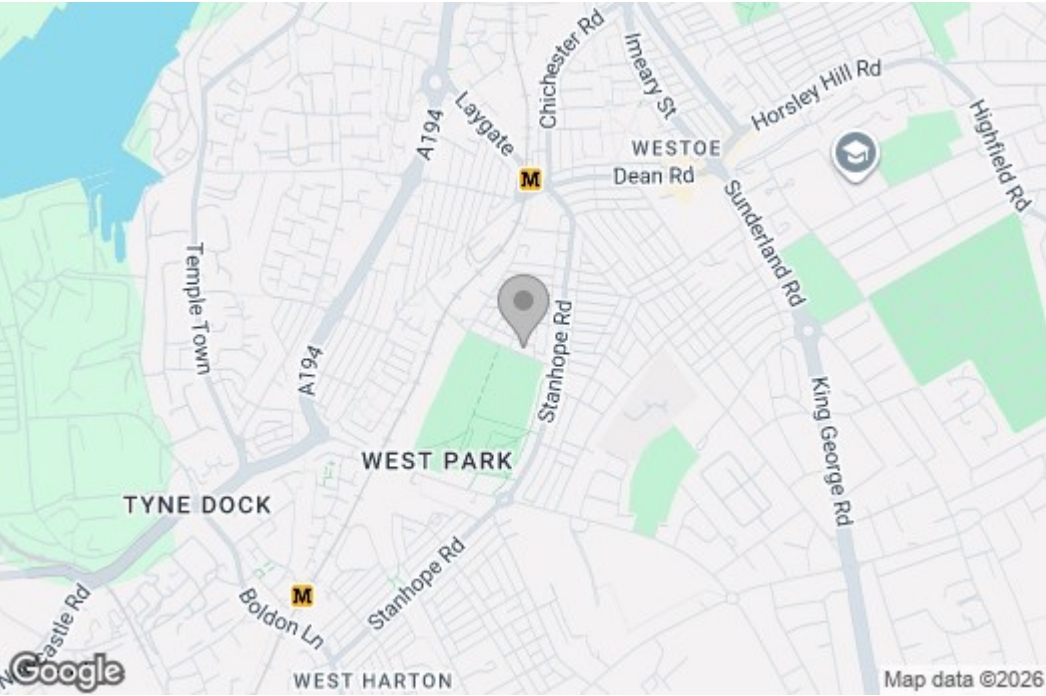
Upfront Costs:

1 Months rent 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

