



25 The Plaisance, Westlands, Newcastle, ST5 3RY

£1,150 PCM

- Semi Detached House
- Unfurnished
- Utility Bills are not included
- Sizeable Rear Garden
- Three Bedrooms
- Driveway Parking
- Desirable location
- Close to Shops & Amenities

25 The Plaisaunce, Newcastle ST5 3RY

Three bedroom semi detached house located in the popular are of Westlands, Newcastle, this delightful semi-detached house presents an excellent opportunity for families.

The accommodation comprises; Entrance Hall, Two reception rooms, Breakfast Kitchen, G.F W.C, Three Bedrooms, Family Bathrom. To the exterior of the property is a front garden and driveway leading to a detached double garage. To the rear of the property is a generous lawn are and patio.

The property is offered unfurnished and Managed by Hammond Chartered Surveyors.



Council Tax Band: D



ENTRANCE HALL

Spacious reception hall with Minton tiled floor.

W.C

Window to the side, w.c and wash hand basin

BREAKFAST KITCHEN

Fitted with a range of wall, base and drawer storage units, built in oven, hob and extractor fan.

DINING ROOM

Bay window with original leaded glass to the front, feature fireplace with electric coal effect fire, carpeted, radiator.

LOUNGE

Window to the rear, carpeted, radiator.

STAIRS LEADING TO FIRST FLOOR

BEDROOM ONE

Bay window to front, feature fireplace, carpeted, radiator.

BEDROOM TWO

Window to the rear, built in wardrobes, carpeted, radiator.

BEDROOM THREE

Good sized single room with window to the rear, carpeted, radiator.

BATHROOM

Fitted with triton electric shower and glass screen over bath. Chrome ladder style towel radiator, vinyl flooring and window to the side.

EXTERIOR

To the front of the property is a tarmac driveway leading to the garage.

To the rear of the property is a patio and lawn area.

Style: Three Bedroom Semi Detached House

Status: To Let

Availability: Now

Rent: £1150.00 per calendar month, monthly in advance by standing order

Holding Deposit: £265.00

Deposit: £1326.00 to be lodged with the Deposit

Protection Service

Other Costs: The tenant will be responsible for all

normal utilities charges and Council Tax charges

Furnishings: Unfurnished

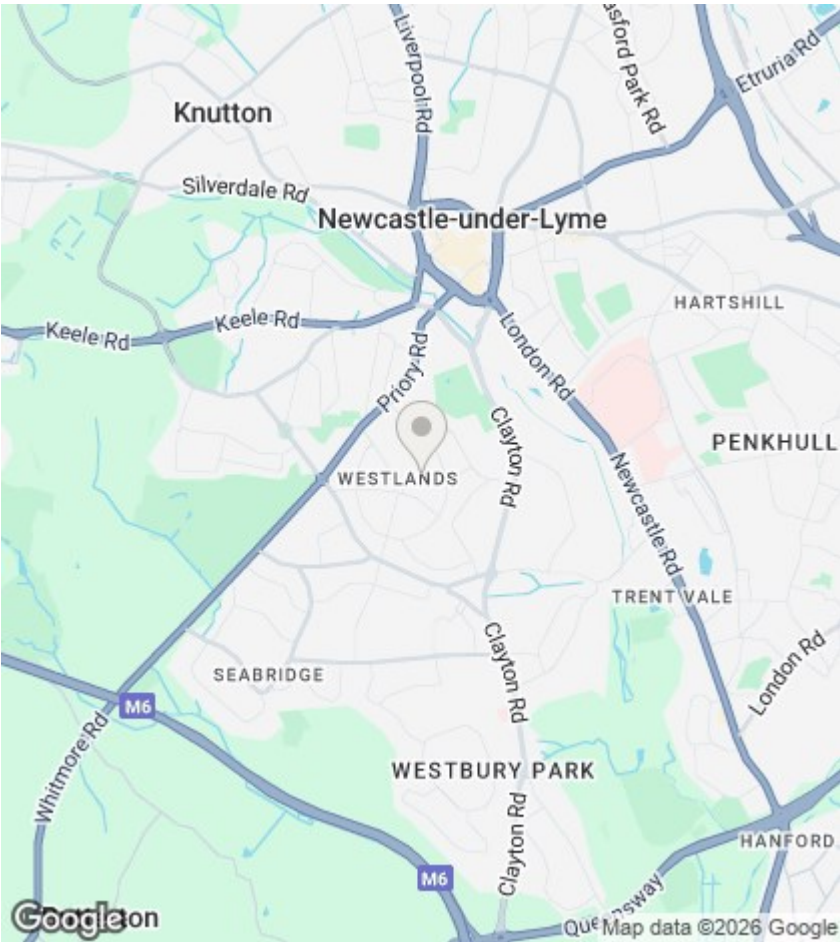
EPC Rating: E

Council Tax Band: Band D

Broadband:FTTP

Mobile Phone Signal: You are likely to have good coverage in the area with the following providers; O2, Vodafone

Disclaimer: All room measurements have been taken internally. Unless otherwise stated the property is connected to mains sewerage, water, gas and electricity for domestic purposes. The property is of standard construction.



Directions

Viewings

Viewings by arrangement only. Call 01782 659905 to make an appointment.

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC