



## 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 Plaisance, Newcastle ST5 3RY

Three bedroom semi detached house located in the popular area 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 area 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

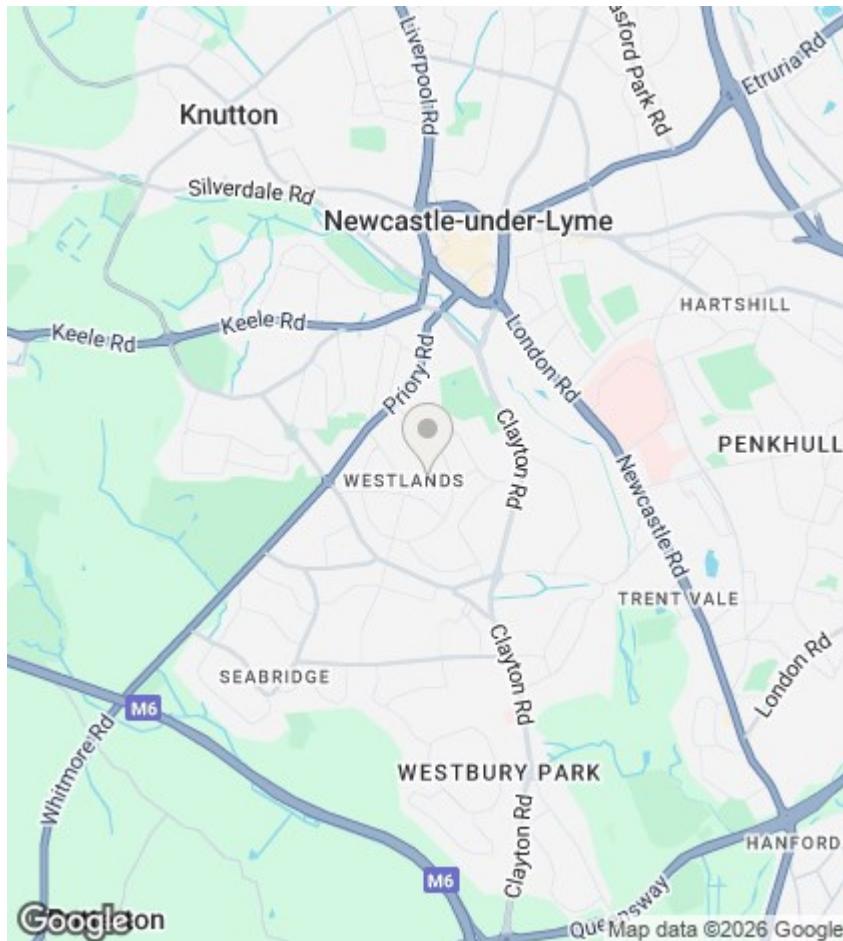
EPC Rating: E

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	