

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



46 Bradwell Lane, Bradwell, Newcastle, ST5 8JT

£975 PCM

- Available To Let Now!
- Fully Refurbished & With New Flooring
- Modern Family Bathroom
- Generous Sized Back Garden
- Three Bedrooms
- Utility Room
- UPVC Double Glazing & Combi Boiler
- Sought After Location

This beautifully refurbished three-bedroom semi-detached home is situated on the popular Bradwell Lane, conveniently located for well-regarded local schools, everyday amenities and public transport links.

Freshly decorated with new flooring throughout the property offers a bright and welcoming feel. Downstairs features a generous lounge with ample space for dining, a fitted kitchen with space for a freestanding electric cooker and a particularly useful separate utility room.

Upstairs are three well-proportioned bedrooms, all with new flooring, together with a modern family bathroom featuring a white suite and tiled walls.

Outside, the property benefits from driveway parking to the front, while the rear boasts a generous garden with lawn, greenhouse and garden shed.

A fresh, spacious and practical family home in a popular location.

For more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. UPVC double glazed front door. New fitted carpet. Radiator. Stairs to the first floor.

LOUNGE WITH DINING SPACE

19'11 max x 10'0 max (6.07m max x 3.05m max)

Two UPVC double glazed windows. New fitted carpet. Radiator.

KITCHEN

9'08 x 7'04 (2.95m x 2.24m)

UPVC double glazed window. New grey vinyl flooring. Radiator. Range of green wall cupboards and base units with connection for free standing electric cooker. Part tiled walls. Under stairs cupboard.

UTILITY

9'09 x 5'10 (2.97m x 1.78m)

UPVC double glazed window and rear door. New vinyl flooring. Sink. Plumbing for washing machine. Vent and connection for tumble dryer. Space for fridge freezer.

FIRST FLOOR

LANDING

UPVC double glazed window. New fitted stair and landing carpet. Radiator.

BEDROOM ONE

10'4 x 9'10 (3.15m x 3.00m)

UPVC double glazed window. New fitted carpet. Radiator.

BEDROOM TWO

9'3 x 6'5 (2.82m x 1.96m)

UPVC double glazed window. New fitted carpet. Radiator.

BEDROOM THREE

10'6 x 6'4 (3.20m x 1.93m)

UPVC double glazed window. New fitted carpet. Radiator.

BATHROOM

7'4 x 6'3 (2.24m x 1.91m)

UPVC double glazed window. New vinyl flooring. Radiator. Modern white suite with shower over the bath, W/C and wash basin. Fully tiled walls.

OUTSIDE

To the rear of the property there is a generous sized garden with lawn, paved seating area, greenhouse and timber shed.

At the front there is a paved driveway with gates and a lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	80
(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 



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

MATERIAL INFORMATION

Rent - £975pcm

Deposit - £1125

Holding Deposit - £225

Council Tax Band - A

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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