Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



33 Stubbs Gate, Newcastle, ST5 1LU

£695 PCM

- Available To Let Now!
- Two Bedrooms
- Utility Space
- UPVC Double Glazing
- Two Reception Rooms
- Fully Fitted Kitchen
- GF White Bathroom Suite
- Combi Boiler

READY TO LET NOW!
TWO RECEPTION ROOMS, TWO BEDROOMS AND IN A VERY CENTRAL LOCATION

The accommodation briefly comprises, two reception rooms, a fully fitted kitchen with integrated gas hob and electric oven, a rear utility space and a part-tiled bathroom suite with shower over the bath.

Upstairs you will find two double bedrooms and the property is equipped with UPVC double glazing and gas central heating from a combi boiler.

On street parking is available at the front of the property and it is just walking distance from local schools, shops and the University Hospital of the North Midlands.

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

SITTING ROOM
10'4" x 9'6" (3.15 x 2.90)
Laminate flooring. Radiator. UPVC double glazed window. UPVC front door.

LIVING ROOM
11'9" x 9'6" (3.58 x 2.90)
Laminate flooring. Radiator. UPVC double glazed window. Under stairs storage. Electric flame effect fire with fire surround.

KITCHEN
10'3" x 5'8" (3.12 x 1.73)
Range of fitted wall cupboards and base units with integrated electric oven and gas hob. UPVC double glazed window. Tiled flooring. Radiator.

REAR HALL
UPVC rear door. Tiled flooring. Gas combi boiler.

BATHROOM
7'2" x 5'3" (2.18 x 1.60)
White suite consisting of a bath with shower over, pedestal wash basin and low level wc. Timber effect vinyl flooring. UPVC double glazed window. Part tiled walls. Chrome heated towel rail radiator.

FIRST FLOOR

BEDROOM ONE
10'3" x 9'7" (3.12 x 2.92)
Laminate flooring. Radiator. UPVC double glazed window.

LANDING

BEDROOM TWO
12'0" x 9'7" (3.66 x 2.92)
Laminate flooring. Radiator. UPVC double glazed window. Storage cupboard.

OUTSIDE
There is an enclosed rear yard and on street parking at the front.








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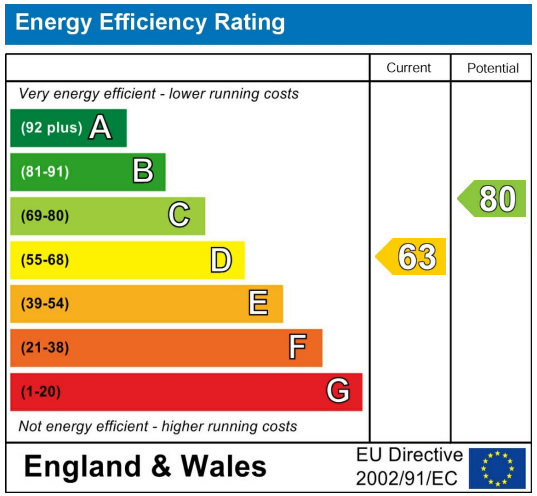
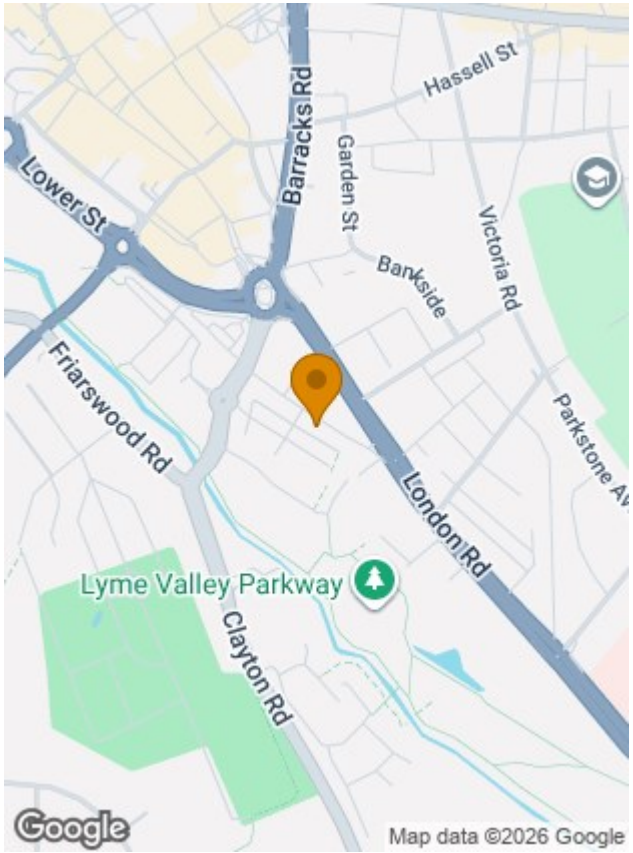

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
80
England & Wales
EU Directive 2002/91/EC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Barracks Rd
Garden St
Hassell St
Victoria Rd
Bankside
Friarswood Rd
London Rd
Parkstone Av
Lyme Valley Parkway
Clayton Rd
Google
Map data ©2026 Google

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 theLandlord'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.

MATERIAL INFORMATION

Rent - £695pcm

Deposit - £801

Holding Deposit - £160

Council Tax Band - A

Minimum Rental Term – 6 months

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.