Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



111 Watlands View, Newcastle, ST5 8AG

£800 PCM

- Available To Let Now!
- Two Reception Rooms
- FF White Bathroom Suite
- Rear Yard
- Three Bedrooms
- Modern Kitchen
- Combi Boiler
- Convenient Location

Three bedrooms and ready to move into!

This is an unusual opportunity to rent a high quality, three bedroom property on Watlands View, Porthill.

Offering two reception rooms and a modern kitchen on the ground floor and three bedrooms and the bathroom on the first floor. Grey fitted carpets and modern decoration complete the picture here.

Close to neighbourhood shops, schools and bus routes - we think you will love this property.

To find out more about the property or 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
UPVC front door. Grey fitted carpet with fitted floor mat.

DINING ROOM
11'03 x 7'06 (3.43m x 2.29m)
Grey fitted carpet. UPVC double glazed bay window. Meter Cupboards.

LIVING ROOM
11'10 x 10'03 (3.61m x 3.12m)
Grey fitted carpet. Radiator. UPVC double glazed window. Under stairs storage cupboard.

KITCHEN
11'01 x 7'02 (3.38m x 2.18m)
Range of glossy grey wall cupboards and base units with an integrated electric oven and hob. Plumbing for washing machine. Space for fridge freezer. UPVC double glazed window. Radiator. Vinyl flooring. Cupboard containing the combi boiler.

REAR HALL
Vinyl flooring. UPVC external door.

FIRST FLOOR

LANDING
Fitted stair and landing carpet.

BEDROOM ONE
11'06 x 10'08 (3.51m x 3.25m)
Grey fitted carpet. UPVC double glazed window. Radiator.

BEDROOM TWO
8'08 x 7'00 (2.64m x 2.13m)
Grey fitted carpet. UPVC double glazed window. Radiator.

BEDROOM THREE
11'10 x 7'03 (3.61m x 2.21m)
Grey fitted carpet. UPVC double glazed window. Radiator.

BATHROOM
8'08 x 4'06 (2.64m x 1.37m)
White suite consisting of a bath with shower over, wash basin and wc. Part tiled walls. Vinyl flooring. Radiator.

OUTSIDE
Enclosed yard to the rear of the property with a storage shed and a small forecourt to the front.








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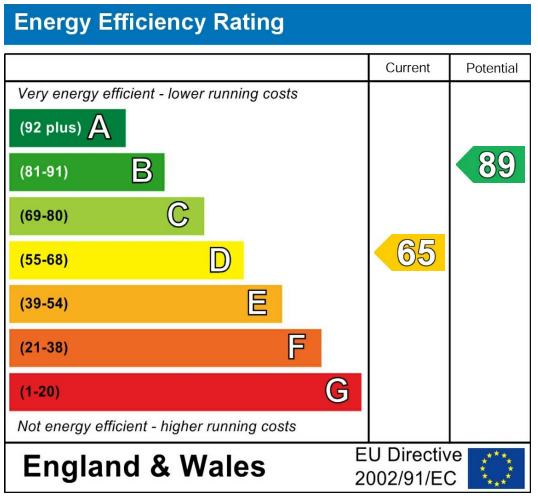

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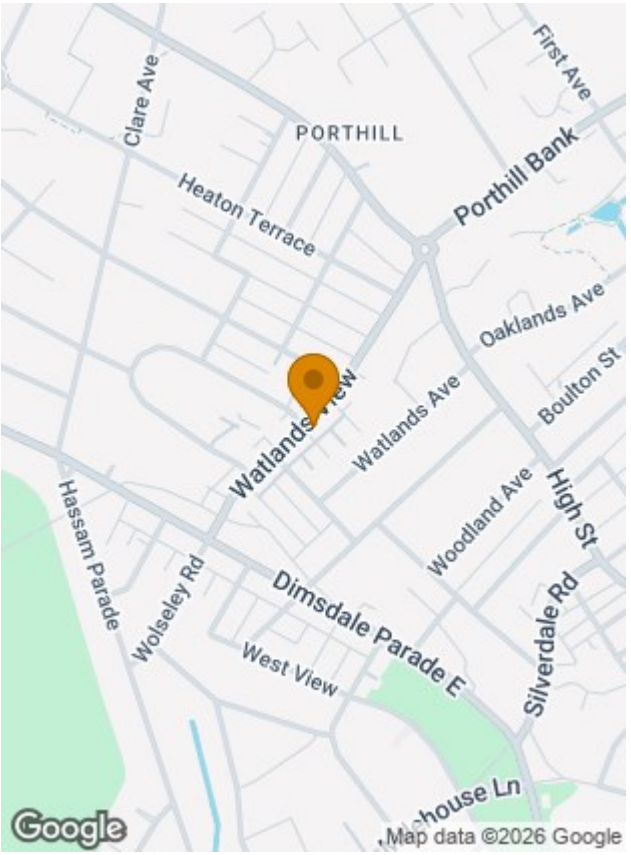

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
89
England & Wales
EU Directive 2002/91/EC


Clare Ave
First Ave
PORTHILL
Heaton Terrace
Porthill Bank
Oaklands Ave
Boulton St
Watlands Ave
Woodland Ave
High St
Hassam Parade
Wolseley Rd
Dimsdale Parade E
West View
Silverdale 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 - £800pcm

Deposit - £923

Holding Deposit - £184

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.