



17 Castle Hill Road, Newcastle, ST5 2SX

£650 PCM

- Available To Let Now!
 - Combi Boiler
- Kitchen with Dining Area
- Small Rear Garden
- Two Bedrooms
- UPVC Double Glazing
- White Bathroom Suite
- Managed by Austerberry

AVAILABLE TO LET NOW! - A SMART TERRACED HOUSE IN WALKING DISTANCE OF NEWCASTLE TOWN CENTRE!

Castle Hill Road is literally within walking distance of Newcastle town centre as well as being a compact and manageable property with two bedrooms this house has the benefit of a small garden area at the rear!

The house has a smart fitted kitchen with dining area, lounge and a bathroom on the ground floor with two bedrooms upstairs.

As you'd expect, the house has UPVC double glazed windows and gas central heating from a combi boiler.

The house is let on an unfurnished basis and is available to let now.

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

LOUNGE

12'5" x 10'1" (3.78 x 3.07)

Fitted Carpet, Double Radiator, UPVC Double Glazed Windows , Spotlight Fittings

KITCHEN WITH DINING AREA

12'5" x 10'1" (3.78 x 3.07)

Fitted with a range of wall cupboards and base units with a pale timber effect finish. Vinyl floor coverings. Double Radiator. UPVC double glazed window. Gas cooker with cooker hood. Walk in under stairs storage cupboard.

REAR HALL

Rear door leading to the garden.

SHOWER ROOM/ BATHROOM/ WC

7'4" x 4'5" (2.24 x 1.35)

White suite with pedestal wash basin. Low level WC. Panelled bath with shower and screen over. UPVC double glazed window. Stainless steel centrally heated towel rail. Part tiled walls.

FIRST FLOOR



SMALL LANDING

Fitted stair and landing carpet.

BEDROOM ONE

12'5" x 10'1" (3.78 x 3.07)

Fitted carpet. Double radiator. UPVC double glazed window. Spotlight fitting.

BEDROOM TWO

12'5" x 10'2" (3.78 x 3.10)

Fitted carpet. Double radiator. UPVC double glazed windows. Spotlight fitting. Vaillant gas combi boiler for central heating and hot water.

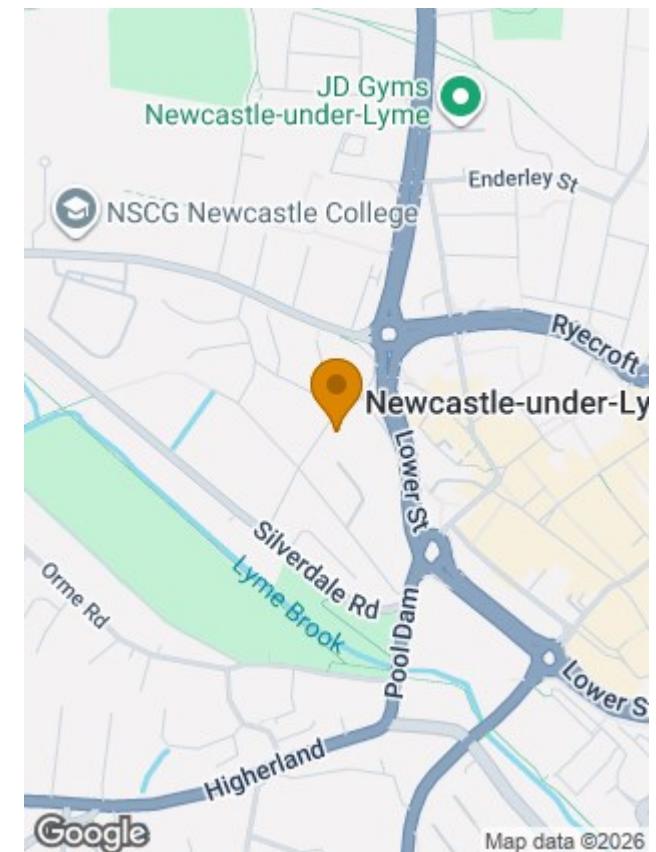
OUTSIDE

Small Rear yard.

On street parking at the front.



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	



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 - £650pcm

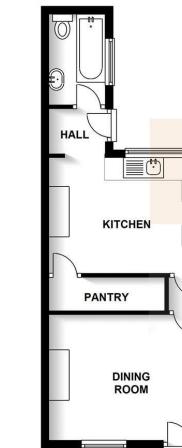
Deposit - £750

Holding Deposit - £150

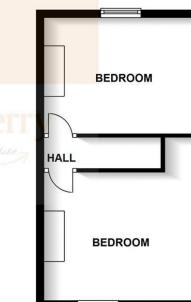
Council Tax Band - A

Minimum Rental Term – 6 months

GROUND FLOOR
APPROX. 31.3 SQ. METRES (337.4 SQ. FEET)



FIRST FLOOR
APPROX. 26.4 SQ. METRES (284.6 SQ. FEET)



TOTAL AREA: APPROX. 57.8 SQ. METRES (622.0 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

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

Austerberry™
the best move you'll make