

# BRUNTON

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## RESIDENTIAL



**OSPREY WALK, GREAT PARK, NE13**

**£1,295 Per Month**

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**\*\*360 Virtual Tour\*\* Available 12/05/2026 - Rent £1,295PCM - Taylor Wimpey Ashton-G Build - 3 Bedroom Semi-detached 3 storey house - Family bathroom - En-suite from the main bedroom - Double bedrooms - Separate w/c - Allocated parking - Large-sized rear garden - Available on an unfurnished basis - Extremely sought after property in Great Park.**

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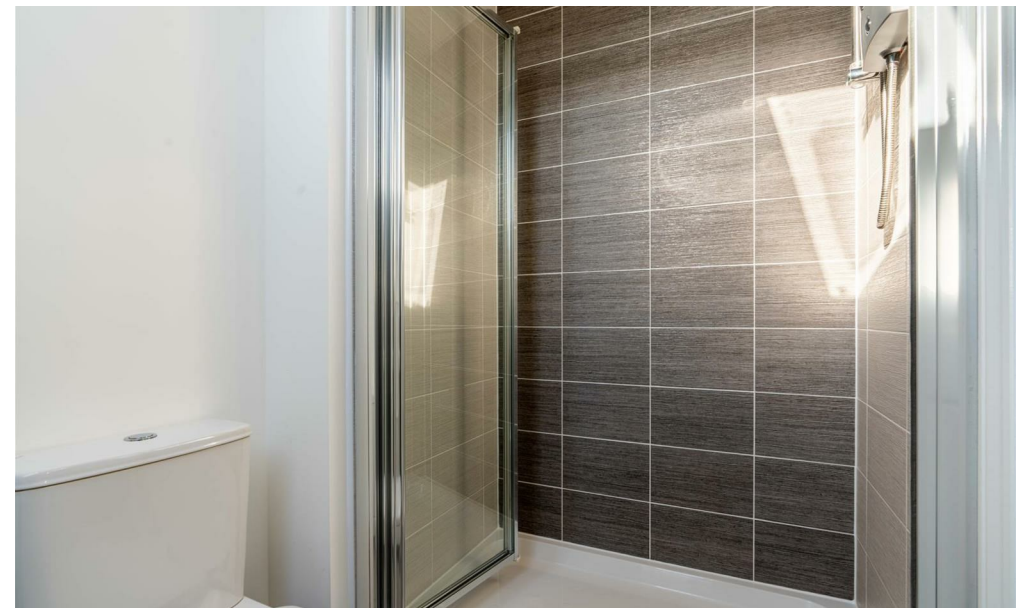
**Briefly comprising of: To the ground floor - Hallway - Kitchen with integral oven and hob with - large living room - WC - Storage cupboards.**

**To the first floor - Large double bedroom - Family bathroom - second double bedroom.**

**To the second floor - Open plan to the staircase - Large bedroom with en-suite and fitted wardrobes.**

**Externally there is allocated parking to the front and a large garden to the rear.**

**We anticipate a high level of interest for this brand new Taylor Wimpey home - Apply now to avoid disappointment.**



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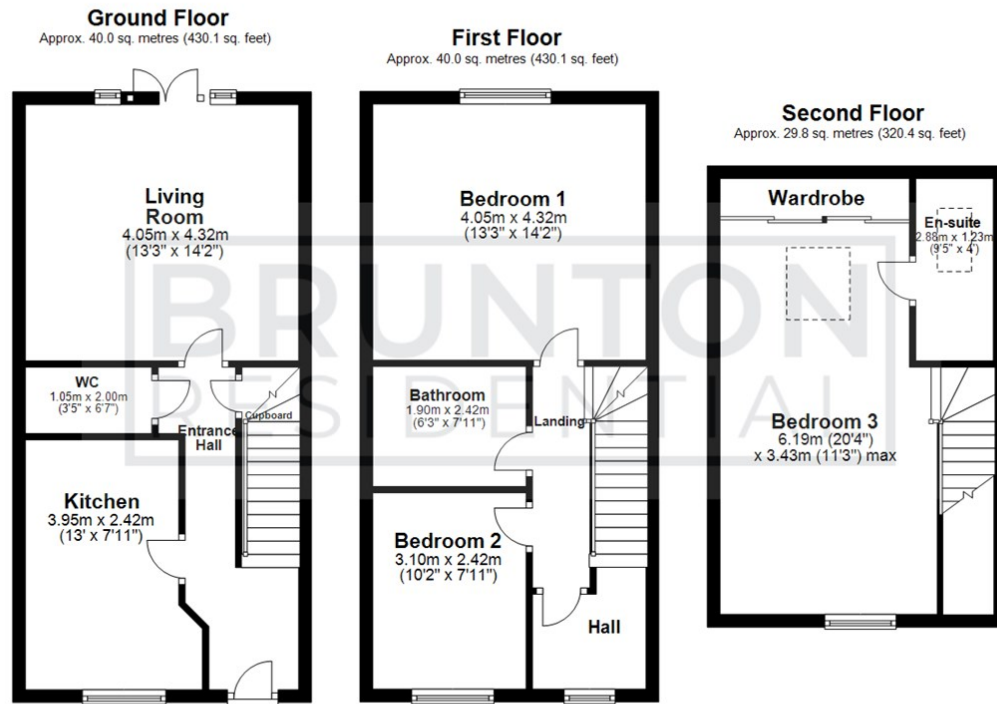
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TENURE :

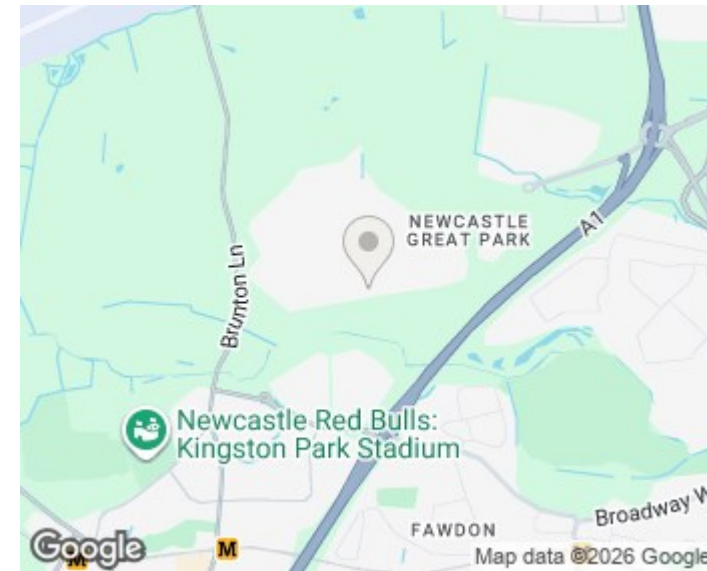
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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