



64 Dene Crescent, Wallsend, NE28 7SW
£650 Per Month

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AVAILABLE NOW - Two Bedroomed First Floor Flat with gas central heating and UPVC double glazing. Lounge, Kitchen, Bathroom with white suite and shower, Two bedrooms. Shared Gardens to front and rear.

RENTAL INFORMATION

COUNCIL TAX: Band A
EPC RATING: C
RENT: £650 pcm
TERM: 6 month initial term
DEPOSIT: £750
HOLDING FEE: £150
PROPERTY TYPE: First Floor Flat
CONSTRUCTION: Traditional
UTILITIES: Mains gas, electric, drainage and water.
PARKING: On Street parking.

GROUND FLOOR

Lobby

Stairs to :-

FIRST FLOOR

Landing

Single panel radiator. UPVC double glazed window.

Lounge

11'11" x 12'2" (3.63 x 3.71)

Single panel radiator. UPVC double glazed window.

Front Bedroom

11'5" x 8'9" (3.48 x 2.67)

Single panel radiator. UPVC double glazed bay window.

Rear Bedroom

12'3" x 10'3" (3.73 x 3.12)

Single panel radiator. UPVC double glazed window.

Kitchen

8'0" x 7'1" (2.44 x 2.16)

A range of grey wall and floor units with complimenting work surfaces, stainless steel bowl and drainer. Tiled splash backs. UPVC double glazed window.

Bathroom/w.c.

7'10" x 6'10" (2.4 x 2.1)

White suite comprising panel bath with shower over, low level w.c., pedestal wash basin. Single panel radiator. UPVC double glazed window.

OUTSIDE

Garden

Shared Gardens to front and rear.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is C (76). A full copy of the report is available upon request.

DEPOSIT

DEPOSIT: £750.00

R A Jackson & Son LLP use the Deposit Protection Scheme (DPS) to protect your deposit. The DPS is a government approved tenancy deposit scheme. Further information can be found at www.depositprotection.com

VIEWING

Strictly by appointment through R A Jackson & Son LLP 0191 2571253

TENANTS OBLIGATIONS

The Tenant is responsible (unless otherwise informed) for the connection and payment of all the utilities including electric, gas, water, telephone and is responsible for Council Tax. The Tenant must keep the property and its gardens in good, clean and tidy condition throughout the term of the tenancy. It is the responsibility of the Tenant to contact the relevant utility companies and set up the bills in their own names.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings
Commercial Sales and Lettings
Professional Valuation of Commercial and Residential Property
Home-buyer Survey and Valuation
Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

