



Beaumont Court, Winlaton, Tyne And Wear, NE21 6BF

AVAILABLE NOW Well presented, modern, three bedroom end terrace family home within easy access of Winlaton Village shops and transport links. The property comprises of entrance hall, lounge, modern style kitchen/diner and W/C to the ground floor. To the first floor are three bedrooms and a lovely white suite bathroom. Externally there is a side driveway for parking and enclosed easy to maintain garden areas to the front and rear. Available immediately on a part furnished basis. Viewing highly recommended. EPC Rating B.



AVAILABLE NOW

Modern End Terrace

Three Bedrooms

Part Furnished

Holding Deposit £207

EPC Rating B

£900.00 per month

Lounge 14' 8" x 12' 4" (4.48m x 3.75m) Max

Room is fully furnished including sofas, Tv and other small items.

Kitchen/Diner 14' 8" x 11' 3" (4.46m x 3.43m) Max

Open plan lounge/diner with integrated appliances fridge/freezer, oven/hob, washing machine and dishwasher. Room is furnished with small kitchen items included.

W/C 5' 3" x 3' 3" (1.59m x 0.99m)

Features white suite W/C and wash basin.

Bedroom 1 14' 8" x 10' 2" (4.48m x 3.09m) Max

The main bedroom benefits from two double wardrobes and an over the stairs cupboard for extra storage. With additional small furnishings.

Bedroom 2 9' 10" x 9' 2" (2.99m x 2.79m)

Room includes 2x sets of drawers. Other small items included.

Bedroom 3 7' 5" x 6' 2" (2.25m x 1.89m) Max

Room is fully furnished with chest of drawers.

Bathroom 9' 0" x 5' 5" (2.75m x 1.65m)

A white suite family bathroom with bath and overhead shower, wash basin and W/C.

Externally

To the front is an easy to maintain enclosed front garden and a multi vehicle driveway. To the rear is a patio and lawned garden.

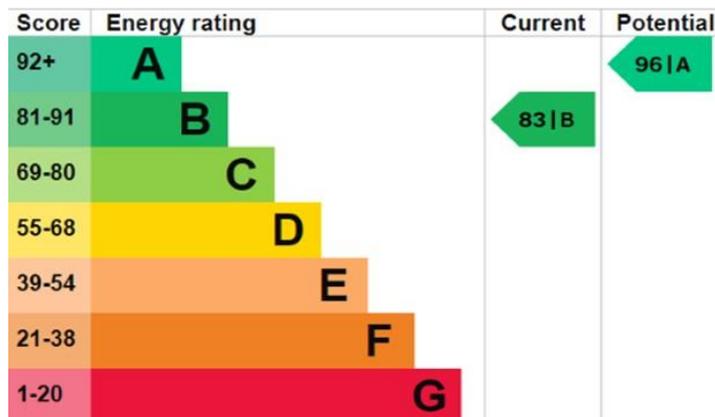
Additional Information

EPC Rating B. Council Tax Band B. Security deposit/bond equivalent to 1 months rent (£900) plus 1 months rent payable up front. Minimum tenancy term 6 months.

Holding Deposit

This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

EPC Graph (full EPC available on request)



Floorplan

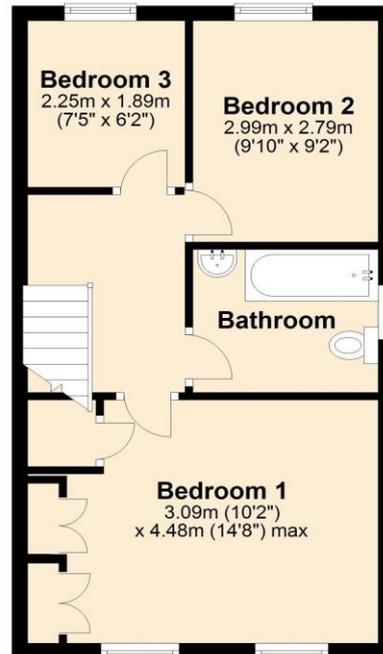
Ground Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



Total area: approx. 75.6 sq. metres (814.2 sq. feet)

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