



## Low Mill Villas, Blaydon, Tyne And Wear, NE21 5GG

**\*\*\*AVAILABLE EARLY JULY\*\*\*** Well presented two bedroom mid link house. The property comprises of entrance hallway, open plan lounge/kitchen/breakfast room and W/C to the ground floor. To the first floor there are two double bedrooms, both with en-suites. Externally there is a parking space for one car with further parking available on street. To the rear is a low maintenance tiered garden with decked seating area. Available early July on an unfurnished basis. Viewing highly recommended. EPC Rating C.



**\*\*\*AVAILABLE EARLY JULY\*\*\***

**Unfurnished**

**Two Bedroom House**

**Holding Deposit £160**

**Two En-suites**

**EPC Rating C**

**£695 per month**

**Open Plan Lounge/Kitchen 24' 10" x 13' 9" (7.56m x 4.18m)**  
*max (L shaped room)*

Kitchen area fitted with a range of wall and base units, integrated oven/hob, space for freestanding appliances (not included). Breakfast bar. Under stairs storage cupboard. French doors to rear garden.

**Ground Floor W/C 5' 0" x 2' 11" (1.53m x 0.89m)**  
Wash basin, W/C.

**Bedroom 1 11' 5" x 9' 1" (3.49m x 2.78m)**  
Fitted wardrobes and storage cupboard.

**En-suite 6' 9" x 5' 3" (2.05m x 1.60m)**  
Bath with shower over, wash basin, W/C.

**Bedroom 2 10' 4" x 9' 9" (3.14m x 2.96m) max**  
Built in cupboard.

**En-suite 5' 2" x 5' 2" (1.57m x 1.57m) max**  
Shower cubicle, wash basin, W/C.

**Externally**

Allocated parking space to front, further parking available on street. Enclosed tiered garden to rear with decked seating area.

**Additional information**

EPC Rating C. Council Tax Band A. Security deposit/bond equivalent to 1 months rent (£695) 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.

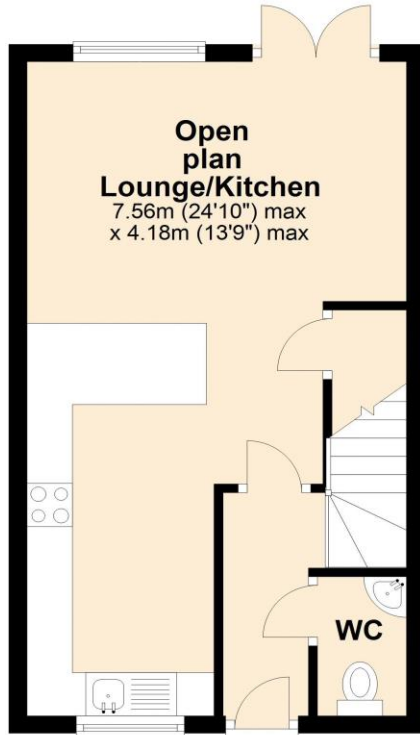
**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

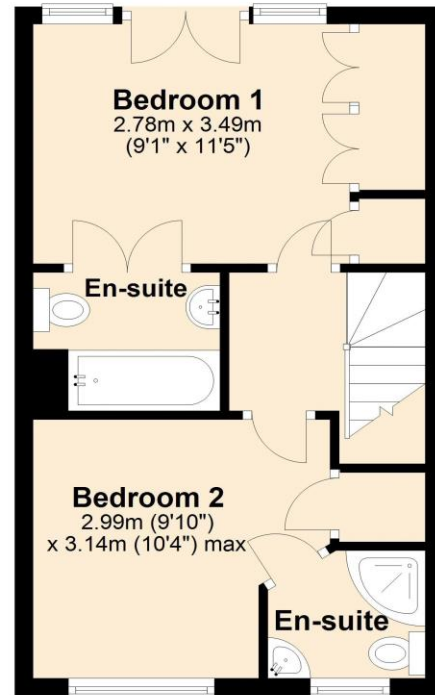


## Floorplan

Ground Floor



First Floor



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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