



Whittington Grove Fenham

- Semi Detached House
- Three Bedrooms
- Available from mid January 2021
- Unfurnished
- Garage & Off Street Parking
- Gardens to Front & Rear

£ 600 pcm

Fees & Deposit Apply

EPC: D



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ROOK
MATTHEWS
SAYER

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Whittington Grove

Fenham

WHITTINGTON GROVE, FENHAM, NEWCASTLE UPON TYNE NE5 2QQ

We welcome to the rental market this unfurnished three bedroom semi detached house, available from mid January 2021. The accommodation to the ground floor briefly comprises of entrance hallway, lounge, dining room, kitchen. To the first floor is a landing with three bedrooms, bathroom and separate WC. Externally the property benefits from a garage, driveway and gardens to the front and rear. Professional let only. No smokers, pets may be considered.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Fee Disclaimer

As well as paying the rent you may also be required to make the following permitted payments.

A holding deposit being a maximum of 1 week's rent (calculated by multiplying the monthly rent by 12 to give you the annual rent then dividing this amount by 52).

A deposit equivalent of up to 5 week's rent (annual rent divided by 52 multiplied by 5). Alternatively, selected properties may be offered with a deposit replacement guarantee product. When arranging a deposit replacement guarantee product for you, the insurer pays us a commission that is a percentage of the total premium.

An application fee of £100 inc. VAT where the tenancy agreement is to be prepared on behalf of a company.

Payment of £50 inc. VAT upon request of variation, assignment or replacement of a tenancy agreement.

Payment of interest for late payment of rent at a rate of 3% above Bank of England base rate on the late payment of rent for each day the payment is outstanding after 14 consecutive days.

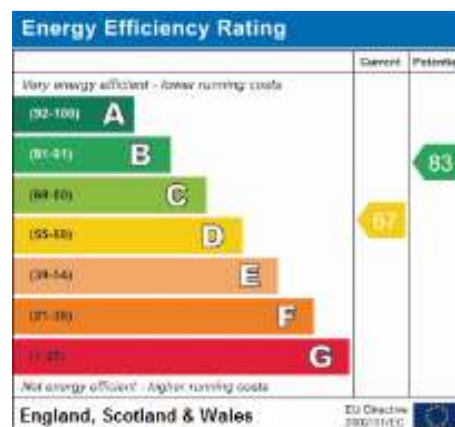
You will be expected to pay the relevant incurred costs for the replacement of any lost keys or security devices (fob, electronic device for garage doors/security gates etc.).

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

Unless stated otherwise, during the tenancy you will be liable to pay for Council tax and any utilities at the property such as gas, electricity, water, telephone, broadband, TV licence etc. If you wish for cable/satellite to be installed (subject to landlords' permission), you will be required to pay for the installation of the service as well as the relevant subscription costs.

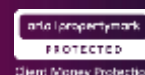
Rook Matthews Sayer is a member of RICS, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details by visiting our website or by contacting our staff directly.

FN00001909/BW/SP/08122020/V.2



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guidance only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential tenants are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the tenants interests to check the working condition of any appliances. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.
Money Laundering Regulations – intending tenants will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the rental.
Right to Rent – each person who is intending to reside in the property and is over 18 must complete a Tenant Application Form and prove they have the Right to Rent in the UK.

16 Branches across the North-East



Client Money Protection