roseberry newhouse

# High Newham Road, Stockton-on-Tees, TS19 8NT



## £825 PCM
## £925 DEPOSIT

Three bedroom semi detached home situated in a sought after area of Stockton, close to North Tees Hospital, schools, shops and commuting routes. Property briefly comprises, Entrance hall, downstairs cloakroom, lounge with stairs leading to first floor, modern fitted kitchen with ample space for a dining area and French doors leading to the rear garden. To the first floor there are two double bedrooms, one single and a family bathroom complete with overhead mixer shower. Externally the property has a fully enclosed rear garden with double parking space to the rear.

## DESCRIPTION

**REQUIREMENTS**

THIS IS A NON-SMOKING PROPERTY

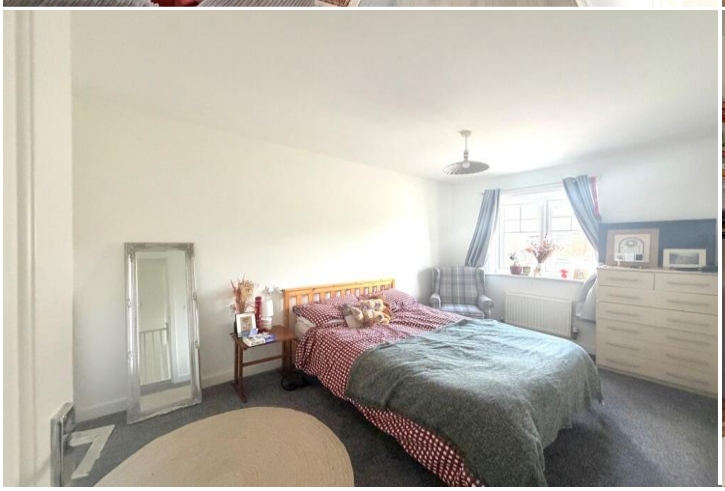
**COUNCIL TAX**

Provided By Stockton Borough Council TAX BAND 'B'

**DEPOSIT**

£925.00



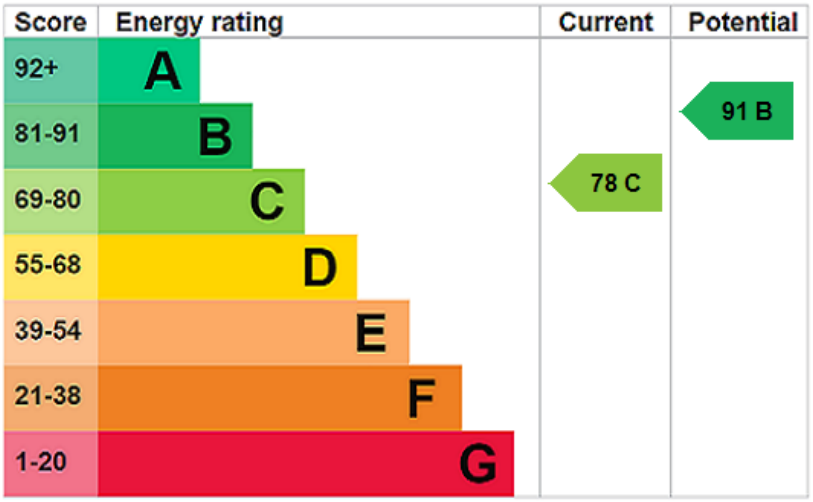



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ALL STATEMENTS CONTAINED IN THESE PARTICULARS CONCERNING THIS PROPERTY ARE MADE WITHOUT ANY RESPONSIBILITY ON THE PART OF ROSEBERRY NEWHOUSE NOR ANY PERSON IN THEIR EMPLOY OR THE VENDORS OR LESSORS.

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the serviced or appliances.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floor plan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller of his agent.

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**Stokesley Office:**
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## Valuation
If you are thinking of moving to a new house or are currently on the market with another estate agent and are not receiving the results you wish, we would be happy to carry out a free valuation and marketing advice without obligation.

## Floor Plans
Floor plans are schematic only and are provided to give an overall impression of room layout only.

## Services Connected
Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

## References
Credit Checks and referencing usually takes up to 5 working days but please take into account that some delays may occur as references are requested from your landlord, employers and mortgage company (if applicable).

**PLEASE BE AWARE: ROSEBERRY NEWHOUSE RESERVES THE RIGHT TO REFUSE ANY APPLICATION WITHOUT GIVING REASON.**

Upon applying for this property, we will require a holding deposit of one weeks rent to be paid to secure the property for you.

You give Roseberry Newhouse written permission to hold this one week holding deposit for the period taken to carry out the necessary referencing and credit check process which may extend beyond the statuary 15-day period advised. This holding deposit will be offset against the 1st months' rent for the property.

In certain circumstances, it may be deemed necessary to arrange for a guarantor, if so, the relevant paperwork must be completed and returned as part of your application. A guarantor must have a good credit history and must be aware that if you fail to pay your rent, they will be liable to do so.

**PLEASE NOTE: The holding deposit will be non-refundable if the following instances occur;**

- Applicant withdraws from tenancy application.
- Applicant fails right to rent checks.
- Applicant has provided false or misleading information.
- The applicant fails to provide the relevant information within the 15-day period.

## Company Referencing
Company reference & credit check fee £360 inclusive of vat.

## Check In & Costs
Once you are through your referencing process, a member of the lettings department will contact you to discuss a potential move in date. On or before your move in date we will require all tenants and guarantors to come into the office to sign all legal documentation. We will ask you to provide your Photo I.D and pay the following permitted funds in advance:

- Deposit/Bond – £925
- First month's rent – £825
- Total: - £1750

Your lettings consultant will then hand over the keys to your new home along with an inventory.

## Tenancy Agreement
All our properties are let on a minimum 6 monthly Assured Shorthold Lease. Longer periods can be negotiated.

## Pets
Subject to the property taking pets, the property details will stipulate a higher rent if pets are considered/excepted.

## Please Note
Roseberry Newhouse have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.