



8 Cedars Rise, County Durham, DH3 1BF

£1,295 Per Calendar Month

*** AVAILABLE FROM THE 18TH SEPTEMBER *** EXCITING OPPORTUNITY TO BE THE VERY FIRST TO LIVE IN THIS BRAND-NEW, STUNNING DETACHED HOME! We are delighted to offer to the rental market this newly built, three-bedroomed property, superbly finished to the highest of standards. Available to rent immediately, on an unfurnished basis. This luxury home has the best of everything and briefly comprises; entrance hallway with stairs leading to the first-floor landing, doors off to the lounge, downstairs WC and storage cupboard, open plan kitchen/dining/entertainment area with all brand-new quality appliances. To the first floor, there are three good sized bedrooms, with the master having the added benefit of an en-suite. Externally, there is a garage, shed, brick paved driveway, gardens to front and rear. With easy access to the A1(M) and A19, this spacious, light and airy property is ideally situated for commuting to Gateshead, Newcastle, Sunderland, Durham and surrounding areas. On the doorstep are the Ofsted rated 'Outstanding' Ravensworth Primary School and Lord Lawson of Beamish Academy ('Good' rating). Within easy proximity to Saltwell Park, Newcastle City Centre, Team Valley Retail Park and the Intu Metrocentre. Around 15 minutes' drive to Newcastle airport or to the coast. Early viewing of this fabulous property, on a popular and sought after development, is highly recommended.

Entrance Hallway

Karndean flooring, gas central heating radiator. Doors off to the lounge, dining/kitchen, downstairs WC, and large walk-in storage cupboard

Lounge

Light and airy lounge with UPVC window and fitted blind, overlooking the front aspect. Karndean flooring and gas central heating radiators

Kitchen/Dining and Family Space

Kitchen/Dining and Family Space – This large, light and airy room is the heart of the home. Boasts a fantastic open plan kitchen, dining/family/entertainment area with a range of modern wall and base units, complete with breakfast bench. New integrated appliances include a fridge freezer, double oven, hob with pewter/grey glass splashback, extractor fan and dishwasher. Separate utility closet, plumbed for washing machine with space to house a condenser tumble dryer. Karndean flooring. UPVC window with additional two sets of double UPVC patio doors leading to the rear garden. Gas central heating radiators

Downstairs WC

Spacious downstairs WC with Karndean flooring, basin, UPVC window with fitted blind. Gas central heating radiator

Landing Area

leading to three double bedrooms and family bathroom

Master Bedroom

Spacious master bedroom. UPVC windows with fitted blind, overlooking the frontal aspect. Gas central heating radiator. Wall mounted TV point and power supply.

Master Bedroom En-suite

Modern en-suite with a walk-in shower, Karndean flooring, low level WC and basin. Tiling to walls. UPVC window with fitted blind. Separate double shaving socket. Heated towel rail.

Bedroom Two

Spacious double bedroom. UPVC window with fitted blind. Gas central heating radiator. TV point

Bedroom Three

Spacious bedroom. UPVC window with fitted blind. Gas central heating radiator. TV point

Family Bathroom

Fantastic bathroom, comprising of thermostatic shower with glass shower screen, fully tiled, low-level WC and basin. Karndean Flooring. Separate double shaving socket. UPVC window with fitted blind. Heated towel rail

Front External

Detached garage with double length brick paved

driveway, providing off street parking for 2/3 cars. The small garden at the front of the property looks out onto a communal grassed park area

Rear External

Rear External – Enclosed rear garden, perfect for those summer evenings, offering a patio area and lawn. Additionally, there is a water butt, outside tap and a storage shed with bike rack

Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

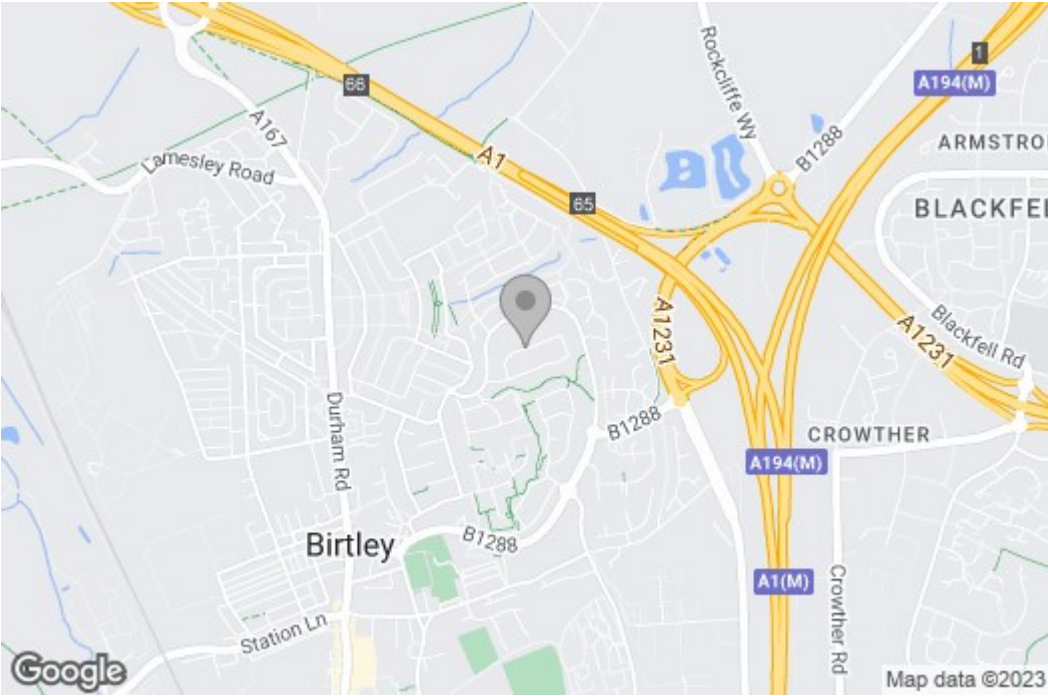
Upfront Costs:

1 Months rent upfront

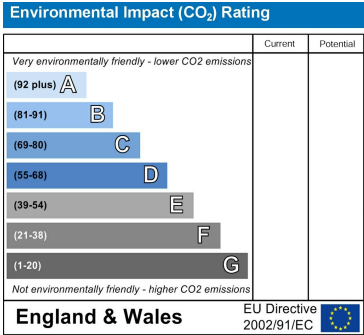
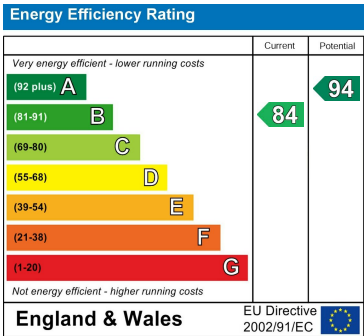
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.