



LET'S SELL PROPERTY

LETTINGS SALES MANAGEMENT



September Courtyard,  
Fall Pass, Gateshead  
£995 pcm

\*\*\*Available 5th February\*\*\*

Let's Sell Property welcome to the market this three bedroom terraced house on September courtyard. This exceptional property offers a prime location.

- GREAT INVESTMENT PROPERTY
- Modern
- 3 Bedrooms
- Double Glazing
- Ensuite Bathroom
- Downstairs Toilet
- Garden
- Council Tax Band C
- EPC Rating C

## Energy Efficiency Rating

|                                                                         | Current                    | Potential                                                                             |
|-------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br><b>(92-100) A</b> |                            |                                                                                       |
| <b>(81-91) B</b>                                                        |                            |                                                                                       |
| <b>(69-80) C</b>                                                        | <b>75</b>                  |                                                                                       |
| <b>(55-68) D</b>                                                        |                            |                                                                                       |
| <b>(39-54) E</b>                                                        |                            |                                                                                       |
| <b>(21-38) F</b>                                                        |                            |                                                                                       |
| <b>(1-20) G</b><br><i>Not energy efficient - higher running costs</i>   |                            |                                                                                       |
| <b>England &amp; Wales</b>                                              | EU Directive<br>2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

|                        |                                                                                         |
|------------------------|-----------------------------------------------------------------------------------------|
| Viewing                | Strictly by appointment with Let's Sell Property - Head Office Telephone<br>01913758535 |
| Reference              | RL0093                                                                                  |
| Additional Information | Council Tax Band: C                                                                     |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.