



Newlands Road

, Newcastle Upon Tyne, NE2 3NT

Rental £142 Weekly
6 bedroom House available 01 August 2025

85 New Elvet, Durham, County Durham, DH13AQ
newcastle@loc8me.co.uk

0330 330 0999

Opening Times

Mon Closed; Tues Closed
Wed Closed; Thurs Closed
Fri Closed; Sat Closed; Sun Closed

* Furnished

Situation

Perfectly located just off Jesmond High Street, boasting a multitude of local shops and restaurants, this six bed, two bathroom property is ideal for socialising and enjoying student life. Residents will be mere minutes from Ilford Road Metro Station, a 15 minute bus journey to the City Campus Library and the Philip Robinson Library! At the heart of this home is an open lounge area and double beds throughout, this property is an ideal environment for students looking to study in a quiet and central location. This property was refurbished in 2024 and has been finished to the highest of standards! All rooms are equipped with a bespoke desk, chair, wardrobe, and double bed; additionally, the property has two bathrooms, making it easy to share amongst housemates. We offer a bill inclusive package for hassle free living at just £142p/w! Bills include: - Gas - Electric - Water - TV Licence - Contents Insurance - WiFi This year we have teamed up with Ecolgi, who will help to offset our carbon emissions by planting a tree for each house that signs a bills inclusive package with Loc8me! Property reference: prop-4220 EPC rating: E Council Tax band: B Book a viewing today to secure your comfort in this home. Every house has a story, make yours in a loc8me one!

Accommodation

All measurements are approximate.

Further Information

The deposit required is £1,200

The landlord has requested to include The Fair-Bills-Inclusive cap the cap applies to any Tenant whose Rent includes the provision of the Services. The Policy has been drafted to ensure that a Tenant's use of electricity, gas, water, and broadband is proportionate and reasonable in all the circumstances. The Policy provides peace of mind to the Tenant while protecting the Tenant from the risk of overspending. In consequence, the Services are provided with a fair-usage allowance (Allowance) defined as the amount of money the Tenant can spend on the Services before additional fees are incurred. Every tenant has in consequence to ensure that they make sensible use of the Services throughout the lifetime of the Tenancy Agreement. Any abuse of the Allowance (such that it is exceeded) will result in an additional fee for overuse. The rent is to include Broadband, Gas, Electricity, Water, Contents Insurance which is capped at £30 per person per week.

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating		
	Current	Potential
More energy efficient - lower running costs		

Creation Date: 26/04/2025

Property Ref: inst-20705

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2025. Orange Living Limited Registered in England No. 06537787