

# BRUNTON

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## RESIDENTIAL



**SHOTTON VIEW, GREAT PARK, NE13**

**£1,400 Per Month**

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Available Now - Rent £1,400pcm - 3 Bedroom - Semi Detached - Unfurnished - Built In Appliances  
- Popular Location - EPC B - Council Tax D - Call Today

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TENURE :

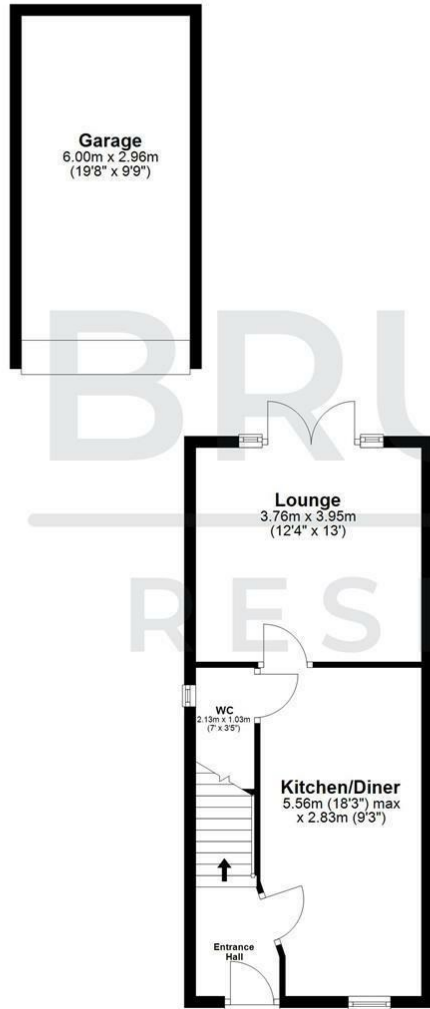
LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING : B

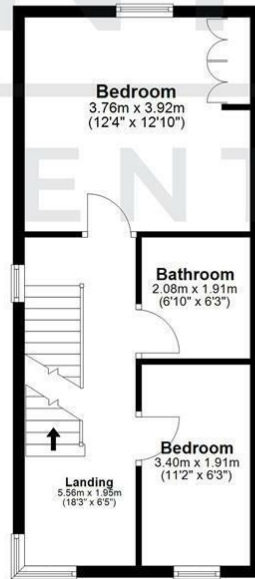
### Ground Floor

Approx. 55.8 sq. metres (601.1 sq. feet)



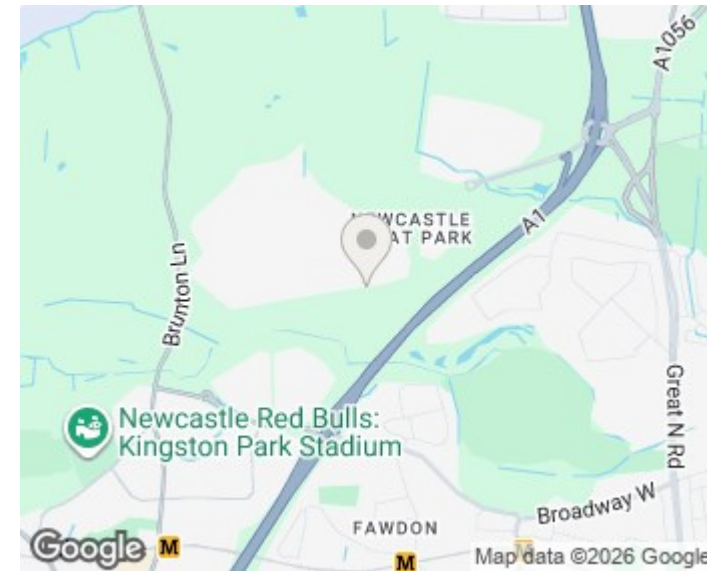
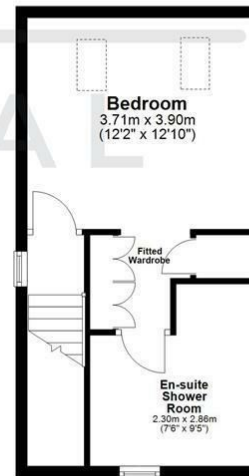
### First Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



### Second Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	