



Room 2

£600 pcm

Rooms Available - Newcastle, NE4

Description

✦✦ Ensuite Room to Rent – Fairholm Road, Fenham, Newcastle (NE4 8AT)

Looking for a modern ensuite room with all bills included? This stylish 6-bedroom licensed HMO on Fairholm Road, Fenham offers high-quality co-living in a convenient and well-connected part of Newcastle — ideal for students and working professionals alike.

Location

Situated in Fenham, a vibrant and friendly area with great local amenities

Within walking distance to Newcastle City Centre for shops, restaurants, bars & entertainment

Close to Newcastle Central Station for easy commuting and travel

Excellent public transport links via nearby bus routes

Convenient for Newcastle University & Northumbria University

👉 Find us here on What3Words: [///global.jazz.forget](https://www.what3words.com/#!/global/jazz.forget)

🏠 The Property



Licensed 6-bedroom HMO

Gas central heating, mains water & electricity connected

Council Tax Band: A (included in rent)

EPC Rating: D current 63 Potential 72

Furnished throughout

🏠 The Room

Room 2 – Available NOW – £600pcm

Ensuite with shower, sink, toilet & heated towel rail (private to your room)

Fully furnished: double bed, wardrobe, drawers, bedside cabinet

Carpeted bedroom & vinyl-floored ensuite

Bright, modern, and move-in ready

✔ What's Included (Fair Use Policy Applies)

Gas, Electricity, Water, Council Tax, WiFi

Fortnightly cleaning of communal areas

House App for easy communication & reporting issues

Property manager & maintenance team on hand

Tenant rewards scheme

Communal Facilities

Shared lounge with TV area & dining space

Fully equipped kitchen with washer, dryer, fridge freezer & cupboard storage

Housemates

Friendly mix of male & female working professionals.

Costs & Key Terms

Rent: £600 per calendar month, payable monthly in advance

Deposit: £300 (protected in a government-approved scheme)

Holding fee: 1 week's rent (offset against first month if tenancy proceeds)

Tenancy: Assured Shorthold Tenancy, minimum term 6 months

Smoking: Not permitted indoors

Pets: Not permitted without landlord's written consent (may be subject to additional rent/conditions)

Tenants are responsible for insuring their own contents (landlord insurance does not cover personal belongings)

Book a Viewing

 Contact Rooms To Let North East today to arrange your viewing

and secure this ensuite room before it's gone.

We also provide apartments, studios and long term family homes in the North East for the next stage of living ..

AGENT IMPORTANT INFO

<https://roomstoletne.co.uk/landlord-fees/>

<https://roomstoletne.co.uk/tenant-fees/>

Company registration 14086952 England

ICO Data Protection ZB395156

Deposit Protection TDS EW145441

PRS 034498

Property Mark M00004949

CMP- C0137103

INSURANCE Hiscox

Council Tax Band: A

Deposit: £300

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: Cable



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-) A			(92-) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 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.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	

Viewing by appointment only
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