



ONE DOUBLE BEDROOM GEMINI BUNGALOW - FOR LET

This one bedroom terraced bungalow is offered unfurnished and is Available from 17th February.

Internally the property briefly comprises: - lounge with open plan staircase, kitchen with fitted wall and floor units and a modern shower room WC. To the first floor there is a mezzanine double bedroom.

Located next to Palmersville Metro station, the property is also close to local amenities and facilities and is only a short commute from Asda Benton, Forest Hall shops & Silverlink retail park. Local public transport links and trunk roads offer access across the region.

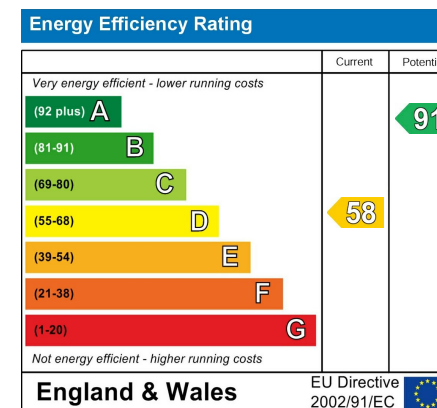
For more information on this property or similar properties, please call our High Heaton office on 0191 270 1122.



Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



The difference between house and home

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