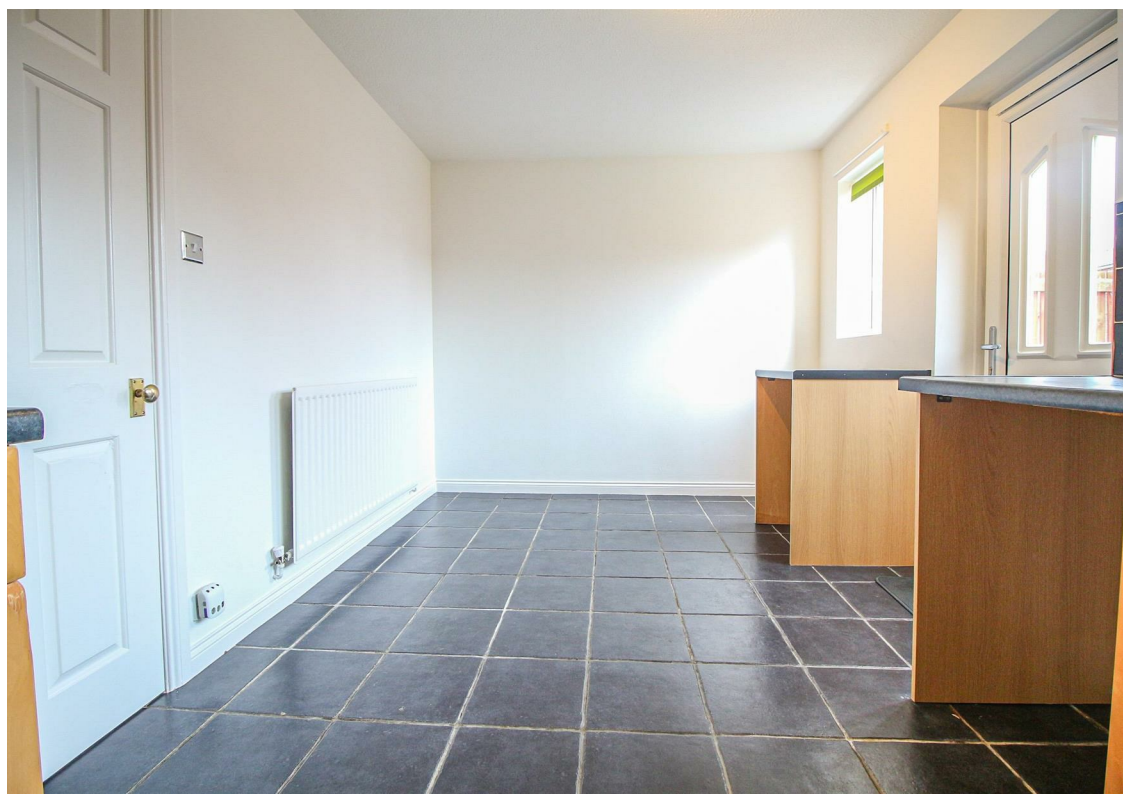








- Three Bedrooms
- Available 24th April
- Unfurnished
- Semi Detached
- Off-Street Parking
- Ground Floor WC
- Kitchen Diner
- MUST BE VIEWED







**\*\* Video Tour on our YouTube Channel | [https://youtu.be/XwK\\_A-ymTXg](https://youtu.be/XwK_A-ymTXg) \*\***

**THREE BEDROOMS | AVAILABLE 24th APRIL | UNFURNISHED**

Jan Forster Estates welcome to the market this three bedroom semi-detached house situation on High Meadows on the ever popular Montagu Estate.

The property is convenient for access to many local amenities including schools, shops, and transport links, benefiting from double glazing and gas central heating, the property comprises:- an entrance hall with ground floor WC, spacious lounge, fitted breakfasting kitchen with integrated oven and hob and access to the rear garden. To the first floor, you will find the main bedroom, bedrooms two and three, and a three piece family bathroom WC.

Externally the property features a front town garden and a private rear garden offering off-street parking.

For more information or to book a viewing please call our Gosforth branch on 0191 236 2070.

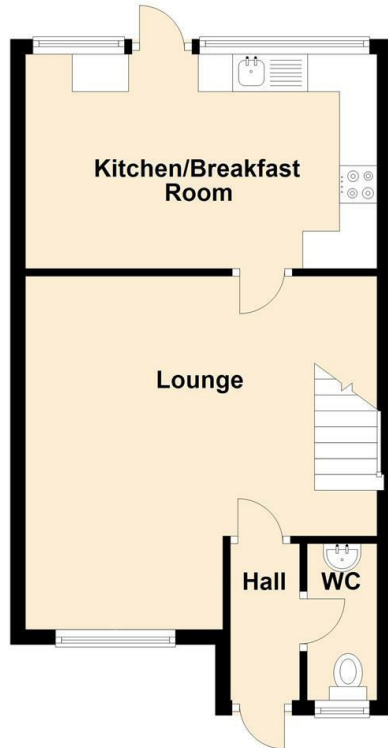
**COVID-19 Guidelines**

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

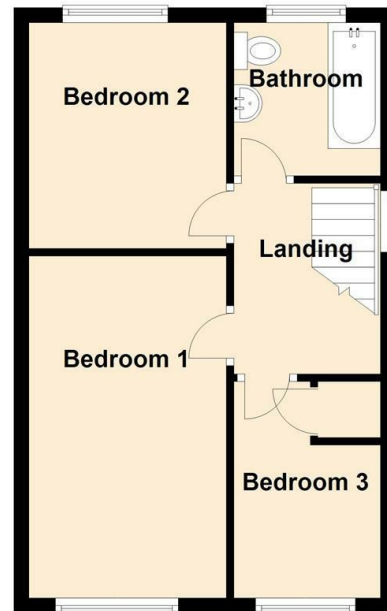
**Council Tax band \*B\***



## Ground Floor



## First Floor



## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

