





- Three Bedrooms
- Available 22nd December
- Furnished
- Garage in a Block
- Terraced Home
- Sought After Location
- Video Tour Available
- MUST BE VIEWED





**** Video Tour on our YouTube Channel | https://youtu.be/_f_HMqnrGEA ****

Situated in the pleasant and quiet cul-de-sac of Milverton Court, this well presented three bedroom home offers generous family accommodation and is offered on a furnished basis, available 22nd December.

There are excellent transport links; with the nearby A1, Bank Foot, and Kingston Park Metro stations, and a number of local bus routes to and from the city centre, Ponteland, and Westerhope. Close to local amenities and facilities including well-regarded schools and shopping at Kingston Park retail park.

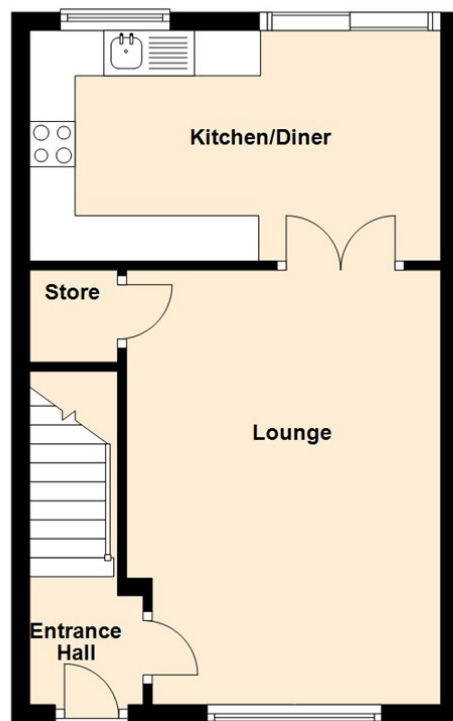
To the ground floor, there is an entrance hallway into the lounge with double doors leading through to the kitchen/diner with fitted wall and floor units and sliding door access to the rear garden. To the first floor, there are three good-sized bedrooms with fitted storage and a recently refurbished three piece bathroom with an overhead shower. Externally there are low maintenance gardens to the front and rear and a garage in a separate block. The property has gas central heating, ample storage, and double glazing.

We anticipate an extremely high level of viewings on this ideal family home. To arrange yours please call our sales team on 0191 236 2070.

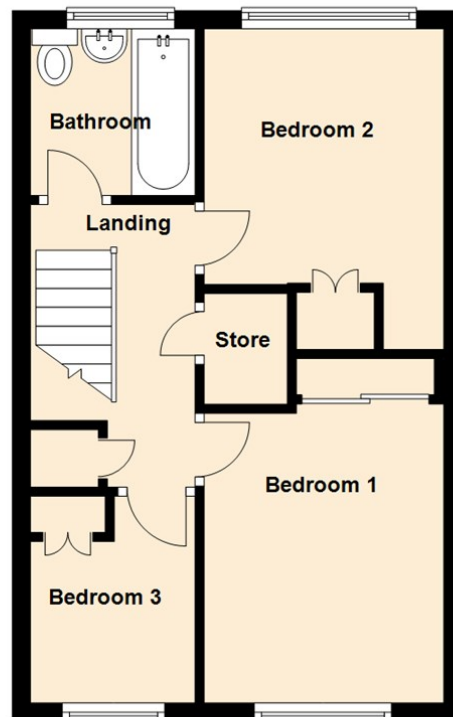
Council Tax band *B*.



Ground Floor



First Floor



The difference between house and home


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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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