







- Three Bedrooms
- Great Local Amenities
- Modern Decor
- Unfurnished
- Available end of April
- Link Detached
- Conservatory
- Must Be Viewed
- Close to Metro Station







Available to rent Mid April, this well presented three bedroom extended link detached home must be viewed.

The property is in a great location, close to a wide range of excellent amenities and transport links, including shops supermarkets and Gateshead Stadium Metro.

Briefly comprising to the ground floor:- entrance hallway, lounge with doors to a spacious kitchen diner with fitted units and there is also a sunny conservatory. To the first floor there are three bedrooms and a modern family bathroom with a shower over the bath. The property benefits from gas central heating and double glazing. Externally there are gardens to the front and rear along with a driveway providing off street parking.

For more information and to book your viewing please call our Low Fell branch.

Council tax band \*C\*.



## The difference between house and home

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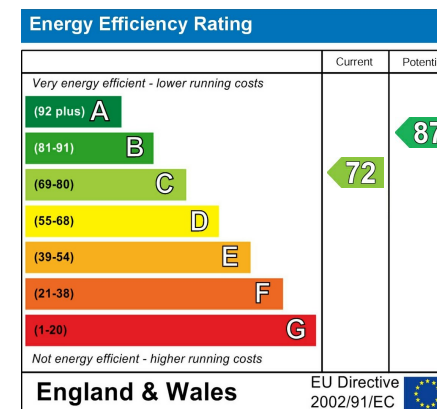


[www.janforsterestates.com](http://www.janforsterestates.com)

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 paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



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