





- Available Now
- Recently Refurbished
- Two Bedrooms
- Modern Interior
- Off Street Parking
- Unfurnished
- Council Tax Band A
- Transport Links
- Local Amenities





**** Video Tour on our YouTube Channel | <https://youtu.be/ZiFo-ekajtw> ****

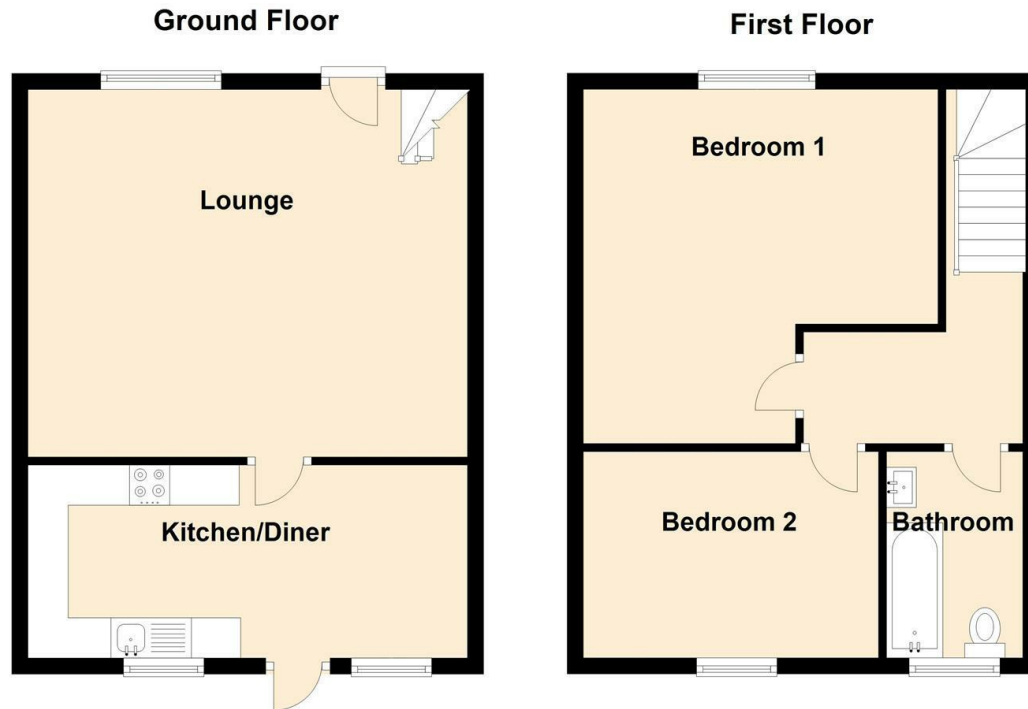
Jan Forster Estates are delighted to bring to the rental market this modern two bedroom end of terrace property. Available 13th May on an unfurnished basis. Early viewings come highly recommended.

Close to excellent transport links and local amenities the property briefly comprises; spacious lounge and modern breakfasting kitchen with top and floor units, which also offers access to the rear yard. To the first floor there are two double bedrooms and a modern three-piece bathroom with shower head over the bath. The property also benefits from gas central heating and double glazing. Externally there is a charming garden to the front and courtyard to the rear providing off-street parking.

For more information or to book your viewing please call our lettings team on 0191 236 2070

Council Tax Band *A*.





The difference between house and home

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

