





- Popular Location
- Two Bedrooms
- Off Street Parking
- Furnished
- Viewing Recommended
- End Of Terrace
- Front and Rear Gardens
- Available Now
- Council Tax Band *A*
- Call For More Information





TWO BEDROOMS | FURNISHED | AVAILABLE NOW

Jan Forster Estates welcome to the market this two-bedroom, end of terrace house on Linum Place in Fenham. Available now and offered furnished.

Ideally positioned for transport links into Newcastle, Gosforth and the A1.

The internal accommodation briefly comprises: - entrance hall, spacious lounge with French doors to the rear, and kitchen with floor and wall units and garden access. Off the landing to the first floor there are two generous bedrooms and a bathroom WC.

Externally there is a well-kept garden to the front and a driveway for off street parking, and there is a delightful rear garden with a patio, decked area and lawn, an ideal space for relaxing in the warmer months.

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

Council Tax Band *A*.





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

