







- **Detached House**
- **Modern Interior**
- **Garage**
- **Ground Floor WC**
- **Available July**
- **Three Bedrooms**
- **Wrap Around Garden**
- **Off Street Parking**
- **Utility Room**
- **Unfurnished Basis**







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/stlamU6Oly8> \*\***

This well proportioned stylish detached house located on the ever desirable Waterbury Road within Brunton Park in Gosforth, is certainly one not to be missed. With modern interior throughout and done to a high specification, this family home is available beginning of July on an unfurnished basis.

The property is on an amazing plot on the estate, providing spacious accommodation throughout, and is in a great location, offering easy access to a wealth of local amenities including well regarded schools, shops, public transport links and great A1 motorway access.

Internally the accommodation briefly comprises to the ground floor; entrance porch with ground floor WC, entrance hallway with storage, lounge with bay window, a modern dining kitchen area with fitted wall and floor units with island, utility room and an integral garage. To the first floor, there are three generous bedrooms, and there is a beautiful four piece family bathroom WC. The property benefits from double glazing and gas central heating. Externally there is a paved driveway to the front leading to the garage. To the rear, there is an amazing wrap around, well-stocked garden.

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

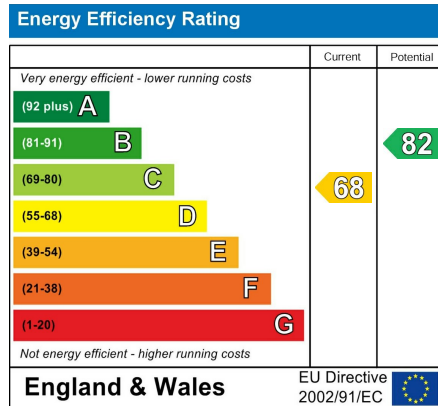
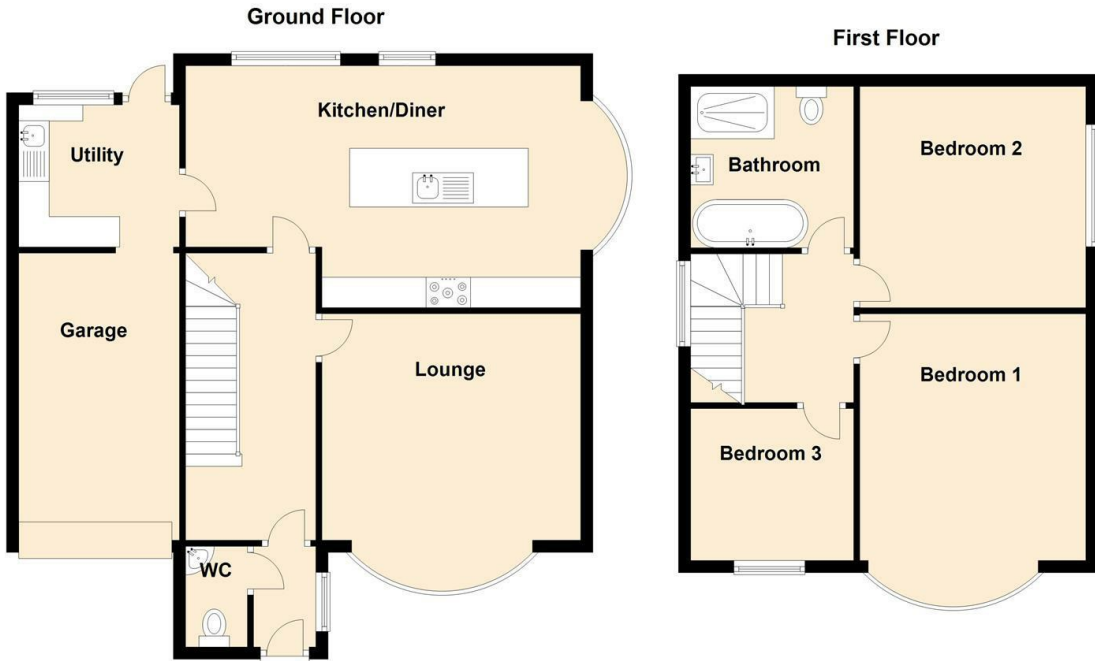
Council Tax Band \*E\*



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.



## The difference between house and home

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