





- Three Storey Townhouse
- Detached House
- Unfurnished
- Double Detached Garage
- Off-Street Parking
- Five Bedrooms
- Available Now
- Two En-Suites
- Ground Floor WC
- Council Tax Band \*F\*



Jan Forster   
estates

**MORE IMAGES  
COMING SOON!**

Viewings Being Booked...Register Your Interest Today

 Call **0191 236 2070** For More Information

Immaculately presented three storey five bedroom property located on the extremely popular Great Park development. Available now on an unfurnished basis.

The Great Park development has easy access to a wealth of local amenities including an award winning school, stunning walks, and further amenities in Gosforth and Newcastle city centre.

The property briefly comprises:- lounge, ground floor WC, dining room/study, and a modern kitchen/diner with fitted units, integrated oven and hob, and French doors to the rear garden. To the first floor, there are four good-sized bedrooms; one with an en-suite facility, and a family bathroom WC. The second floor consists of the main bedroom with a further en-suite facility and a balcony.

Externally there is off-street parking and a double garage to the rear as well as a private garden.

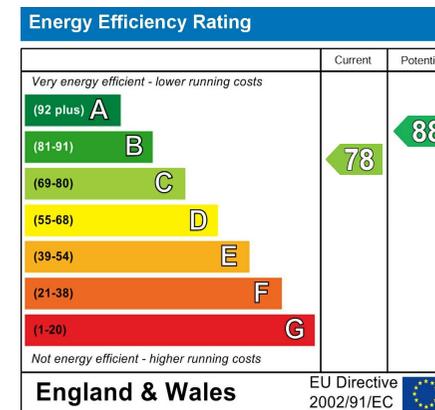
Early viewings are highly recommended. For more information please call our team on 0191 236 2070.

Council Tax band \*F\*.

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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<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>



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