



 Jan Forster

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East View | Wideopen | Newcastle Upon Tyne | NE13 6ED

£1,150 Per Calendar Month



Jan Forster



- Terraced House
- Available Now
- Three Bedrooms
- Popular Location
- Transport Links
- Well-Presented
- Offered Unfurnished
- Front & Rear Gardens
- Local Facilities
- Council Tax Band:



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Jan Forster Estates welcome to the rental market this well-presented, three-bedroom, mid-terraced house, positioned on the popular East View, in Wideopen- just North of Gosforth. The property is available now and is offered unfurnished.

This home is ideally situated within easy reach of a variety of local amenities, including shops, well-regarded schools, and attractive parks- perfect for those who enjoy outdoor activities and walking. Convenient transport connections, including regular bus routes and swift access to the A1 motorway, also provide straightforward travel to the wider facilities of Gosforth and Newcastle city centre.

The accommodation briefly comprises to the ground floor: entrance lobby with stairs leading to the first floor, hallway, a welcoming dining room with feature fireplace, a spacious lounge which opens through to the modern kitchen with a range of fitted wall and floor units and integrated appliances, rear lobby and access to a convenient WC. Off the landing to the first floor, you are presented with three well-proportioned bedrooms- the main one with fitted cupboards and a dressing area, as well as a contemporary shower room WC. The property further benefits from gas central heating and double glazing.

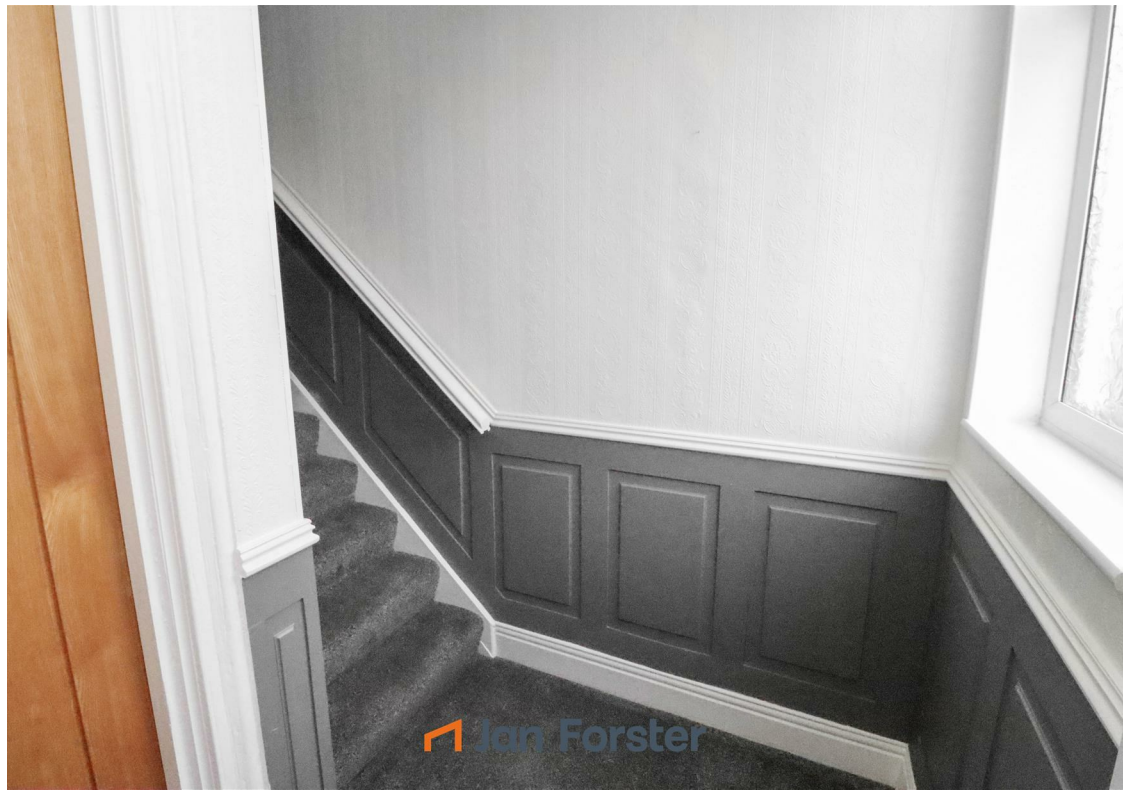
Externally, there is an easy to maintain garden to the front with some shrubs. To the rear, you can find a charming, private yard- ideal for alfresco dining during the long summer days.

Interested parties are urged to arrange a prompt and essential internal viewing. Please, call our rental team on 0191 236 2070 for more information.

Council Tax Band: B

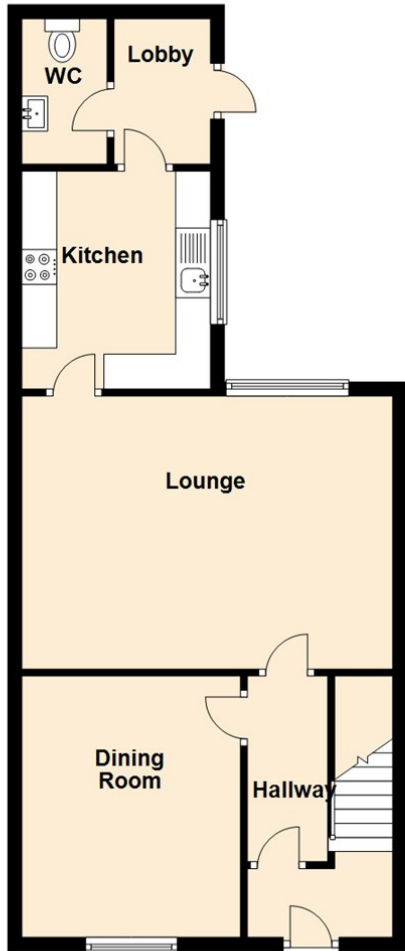


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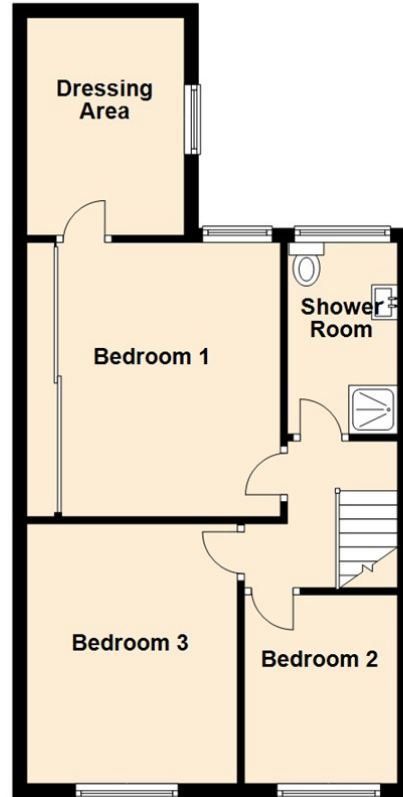


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Ground Floor



First Floor



## 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 proceed.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070