



 **Jan Forster**

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Thorntree Avenue | Seaton Burn | Newcastle Upon Tyne | NE13 6EU

£795 Per Month



null



null



null

- Available July
- Mid Terrace
- Well Presented
- Boarded Loft
- Viewing Recommended
- Furnished or Unfurnished
- Two Bedrooms
- Front and Rear Gardens
- Front Garden & Rear Yard
- Call For More Information





Jan Forster Estates welcome to the market this two-bedroom, terraced home, located on a on the popular Thorntree Avenue in Seaton Burn, North of Gosforth.

Seaton Burn offers a wealth of local amenities including shops, post office, parks, and schools, with further amenities in Gosforth and Newcastle which are easily accessible via bus and road links.

Internally the property briefly comprises to the ground floor: - entrance lobby, lounge, kitchen with fitted units, rear lobby with storage and access to the rear, and a ground floor bathroom WC with shower over the bath. Off the landing to the first floor there are two good sized bedrooms, the main with built-in storage and there is an additional WC. Further benefits include gas central heating, double glazing and a fully boarded out loft area.

Externally there is a garden to the front and a yard to the rear.

Please call our Gosforth team on 0191 236 2070 for more information and to book a viewing.

Council Tax Band: A



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.

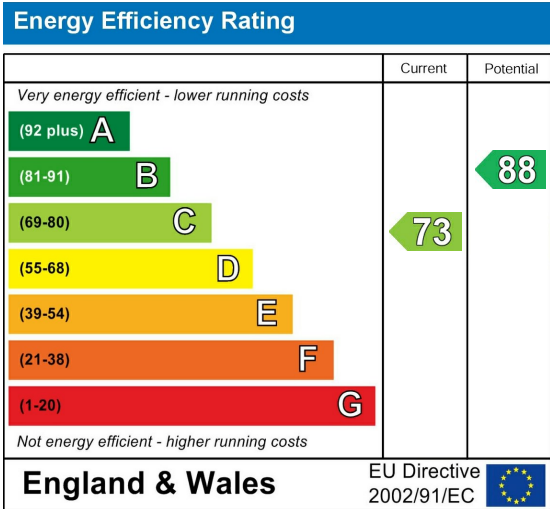
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance 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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www.janforsterestates.com



Contact Us: 0191 236 2070

