





- Available Now
- Three Bedrooms
- Front and Rear Gardens
- Transport Links Nearby
- Semi Detached
- Off Street Parking
- Close to Local Amenities
- Council Tax band *A*





Jan Forster Estates are delighted to welcome to the rental market this three-bedroom, semi-detached house which is Available Now on an unfurnished basis.

The property is close to many local amenities including schools, shops, supermarkets, the Freeman hospital, DWP, and parks, with further amenities offered in Newcastle city centre via regular public transport links.

The accommodation briefly comprises to the ground floor: - entrance hall, lounge opening to the dining area, and kitchen with fitted wall and floor units. On the first floor, there are three good sized bedrooms; the main bedroom with fitted wardrobes, and there is also a three-piece family bathroom WC. The property further benefits from ample storage, gas central heating and double glazing.

Externally, to the front, there is a paved driveway providing off-street parking for multiple vehicles, and to the rear there is a beautiful lawned garden. Perfect for entertaining during those long summer nights.

This lovely property really must be seen to be appreciated. Please note, this property is non-standard construction. For more information and to book a viewing, contact our team on 0191 270 1122.

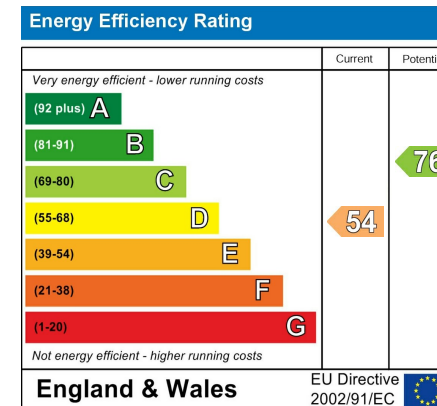
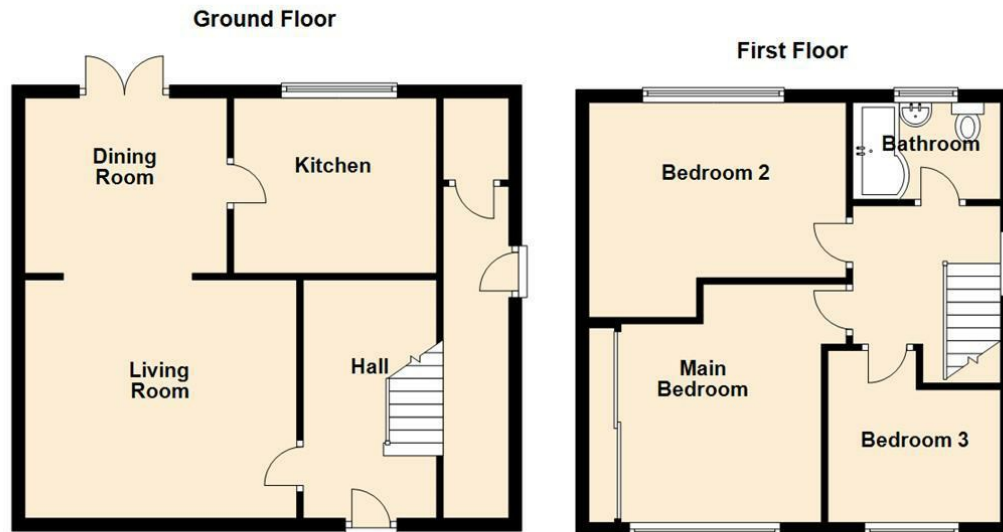
Council Tax band *A*.



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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