





- End Terrace House
- Unfurnished Basis
- Allocated Parking
- En-Suite Facility
- Good Transport Links
- Three Bedrooms
- Available March
- Downstairs WC
- Garden
- Excellent Location





Jan Forster are pleased to welcome to the rental market this well presented three bedroom end terrace house situated in the highly sought after Cosgrove Court in Benton. This home is within close proximity to a range of local amenities including shops, the ministry, hospital, Metro and bus links. The property is available March on an unfurnished basis.

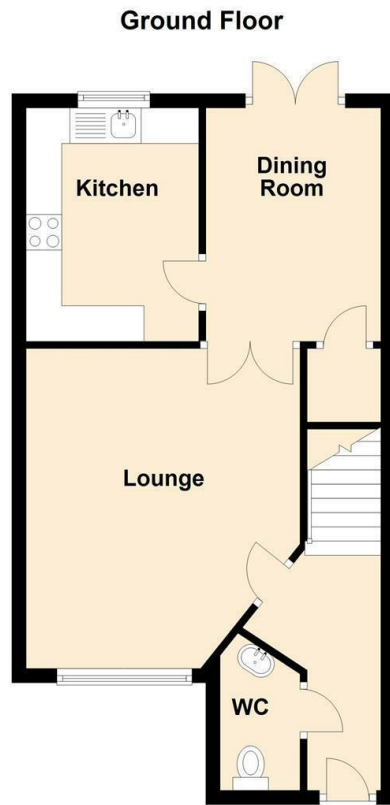
This family home briefly comprises:- entrance hall, ground floor WC, lounge leading to the dining room with store cupboard and a set of French doors leading to the garden, and kitchen with fitted wall and floor units. To the first floor, there are three spacious bedrooms; the main bedroom is tailor-made with en-suite facility and built in wardrobes, king size bed, two bedside units as well as a dressing cupboard, and the family three piece bathroom WC.

Externally, the property boasts a garden to the front with an allocated parking space and a private fenced patio garden to the rear. The property benefits from gas central heating, double glazing and ample storage.

We anticipate an extremely high level of viewings on this spectacular family home. To arrange yours please call 0191 270 1122.

Council Tax Band: C





The difference between house and home

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www.janforsterestates.com

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
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070

