





- End Terrace House
- Offered Unfurnished
- Off-Street Parking
- Conservatory
- Guarantor required
- Three Bedrooms
- Available November
- Front & Rear Gardens
- Excellent Transport Links





\*\* Video Tour on our YouTube Channel | <https://youtu.be/9L7y67J93kg> \*\*

THREE BED END LINK HOUSE offered unfurnished in Gateshead and available early November 2022.

Viewings are recommended on this well-appointed spacious three bedroom home. Located within a popular residential area and close to excellent transport links, this property will appeal to a variety of buyers.

This well appointed three bedroom end terrace house offers spacious accommodation which briefly comprises:- entrance porch, lounge through dining room with patio doors to conservatory, modern fitted kitchen, three bedrooms, and family bathroom WC.

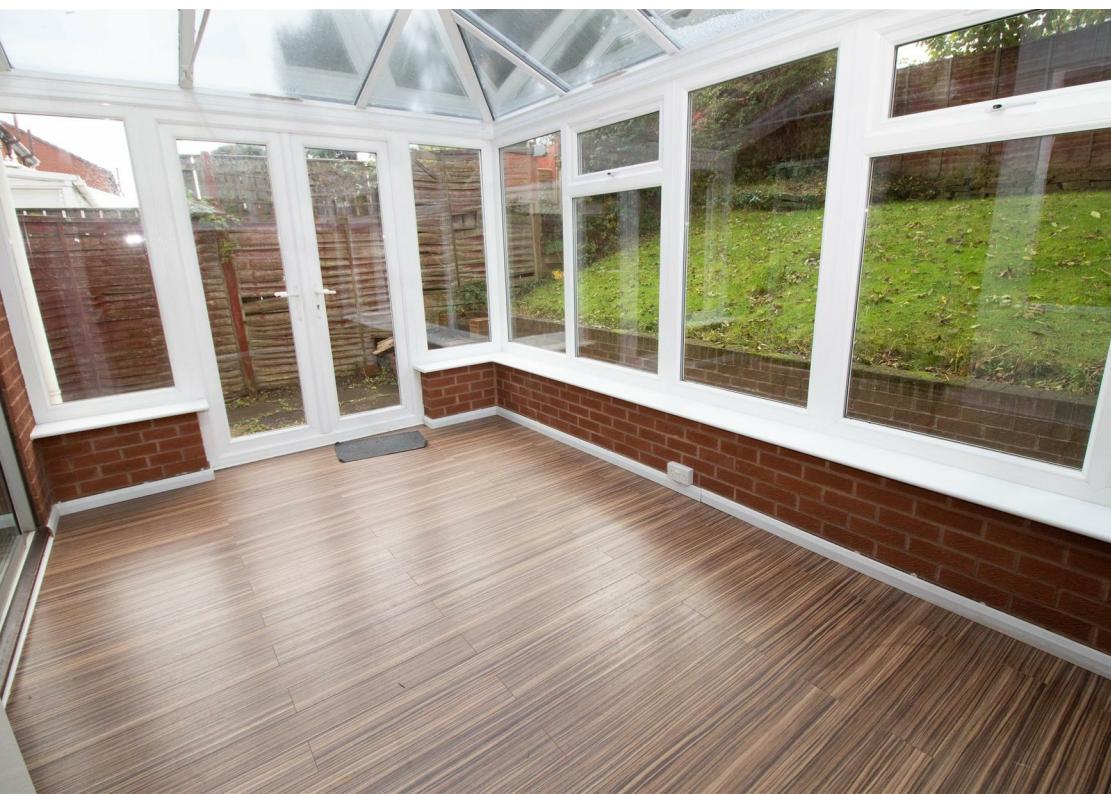
Externally there is a garden to the front with a driveway, providing off-street parking, and a South facing split-level garden to the rear. There are also great views of Newcastle to the North.

For more information and to book a viewing please call our Low Fell team on 0191 487 0800.

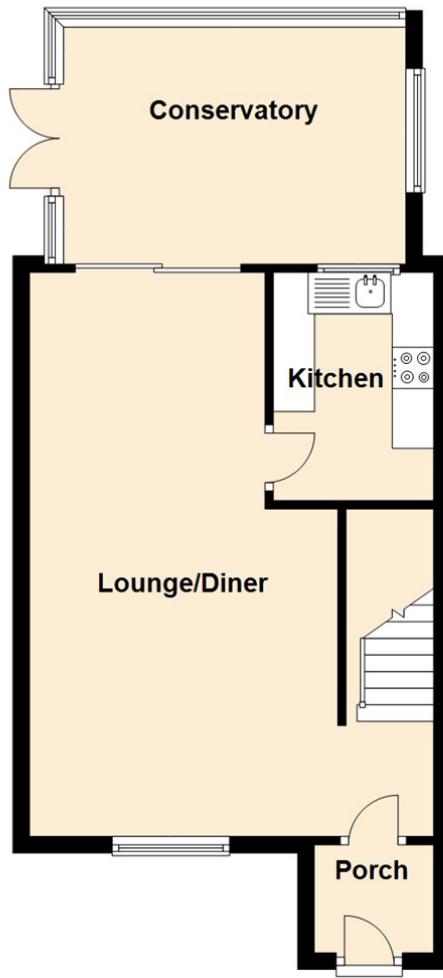
#### COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

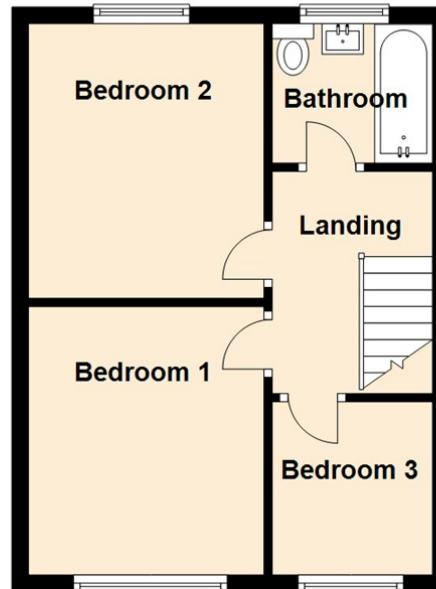
Council Tax band **\*B\***.



## 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
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 Forest Hall 0191 605 3134  
 High Heaton 0191 270 1122  
 Low Fell 0191 487 0800  
 Tynemouth 0191 257 2000  
 Whitley Bay 0191 251 3000  
 Property Management Centre 0191 236 2680



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