



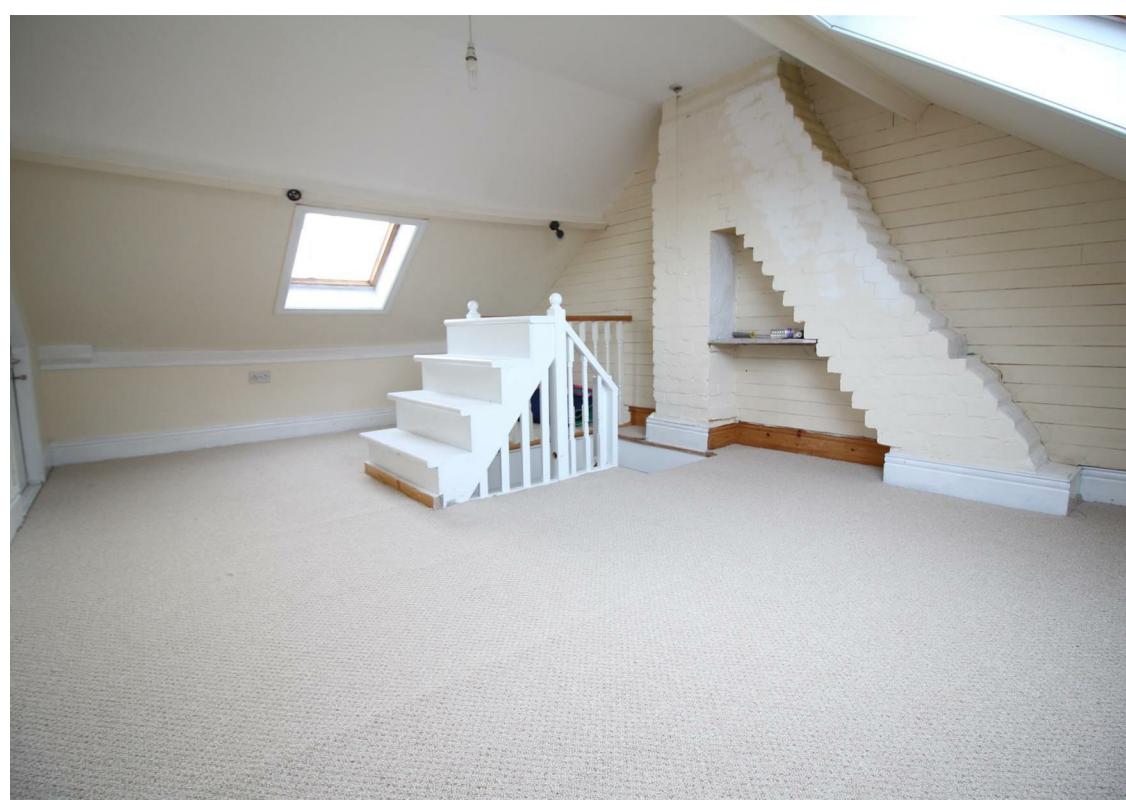
Jan Forster Estates are delighted to offer to let this well presented and generously proportioned four-bedroom semi-detached bungalow. Available now and offered unfurnished.

The area benefits from a real sense of community and a wealth of local amenities including shops and public transport links. Further amenities are offered within Gosforth and Newcastle City Centre.

The property briefly comprises: - entrance hall, lounge with bay window, open plan fitted kitchen/diner offering access to the rear garden, three bedrooms and the family bathroom WC. Externally, there are gardens to the front and rear along with a driveway which leads to an attached garage.

For more information and to book a viewing, please call our Gosforth team on 0191 236 2070.

Council Tax Band *C*.





The difference between house and home

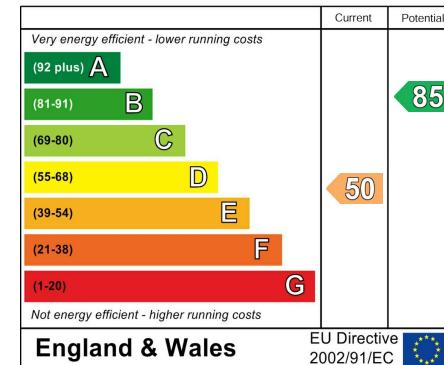
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Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding 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 with the tenancy.

Energy Efficiency Rating



www.janforsterestates.com