





- Two Bedroom House
- Excellent Location
- Garage / Driveway
- Available Now
- Rear Garden
- Located In Earsdon
- Unfurnished
- Viewing Recommended
- Council Tax band *B*
- Call For More Information





This two-bedroom, terraced home is available NOW and offered unfurnished.

Internally the property briefly comprises: - open plan lounge, kitchen with fitted units and access to the rear and a handy ground floor WC. To the first floor there are two good sized bedrooms and a bathroom WC. Further benefits include gas central heating and double glazing.

Externally there is a driveway and detached garage to the front and there is a garden to the rear.

The location is conveniently close a wealth of amenities and excellent transport links such as the A19 and Coast Road along with the Metro, which is within walking distance. Nearby amenities include Boundary Mills, The Silverlink Shopping Park, and the Royal Quays shopping outlet, all just a short distance away. Whitley bay beach is only a short commute of around 10 minutes and is a perfect spot for coastal walks. Additionally, for families, the property is well-positioned for access to highly regarded schools.

For more information and to book a viewing, please call our Tynemouth team on 0191 257 2000.

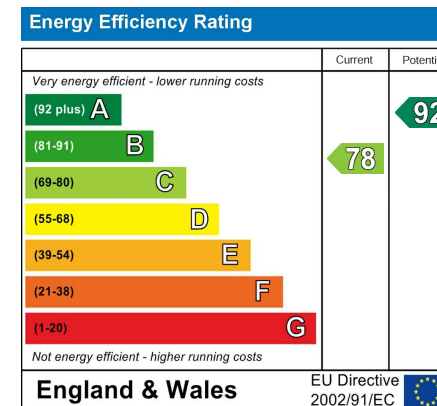
Council tax band *B*.



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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