





- Sought After Location
- Allocated Parking Bay
- Unfurnished
- Terraced Home
- Two Double Bedrooms
- Ground Floor WC
- Council Tax Band *B*
- **MUST BE VIEWED**





HIGHLY SOUGHT AFTER LOCATION | TWO DOUBLE BEDROOMS | UNFURNISHED

This stunning two double bedroom terraced home is welcomed on an unfurnished basis.

Located within Great Park, close to local amenities and excellent schools, early viewings are highly recommended.

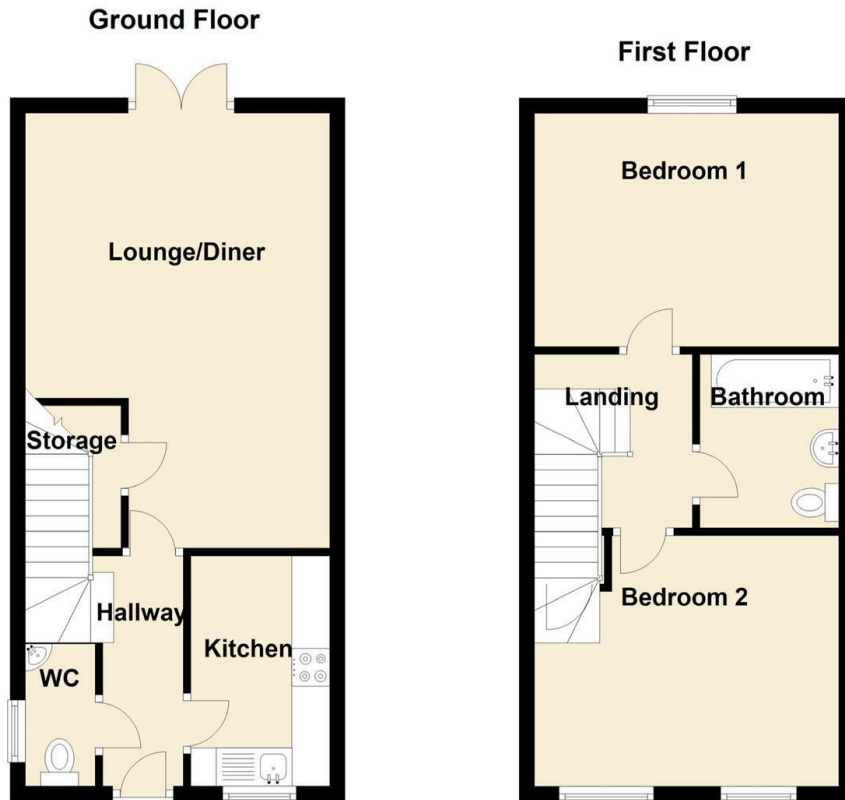
The property briefly comprises:- entrance hallway with ground floor WC, spacious lounge with French doors leading out to the enclosed rear garden, modern kitchen. To the first floor there are two double bedrooms; the main with fitted wardrobes. There is also a modern family bathroom with shower over the bath.

The property benefits from gas central heating and double glazing. Externally there is a well-kept garden to the rear and an allocated parking space.

For more information and to book your viewing please call our lettings team on 0191 236 2070.

Council Tax band *B*





The difference between house and home

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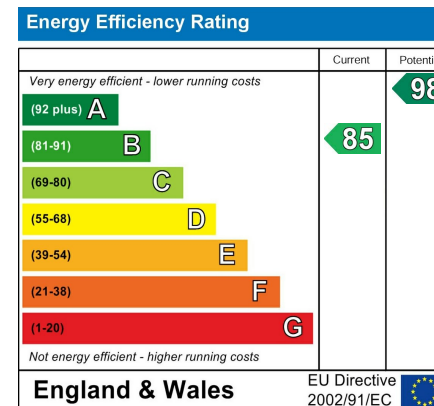


www.janforsterestates.com

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.



Gosforth

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High Heaton

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Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

