







- Popular Location
- Four Bedrooms
- Two Bathrooms
- Gas Central Heating
- Viewing Recommended
- Detached Family Home
- Off Street Parking
- Close To Amenities
- Double Glazing
- Call For More information







A substantial four bedroom detached house which should meet the needs of the tenant looking for a home to meet larger family demands. Offered furnished and available Now.

The house briefly comprises:- entrance hall, lounge, large extended family kitchen area, dining room, double garage, four bedrooms; one with an en suite and there is also a family bathroom/wc. Externally there are gardens to the front and rear. The property further benefits from double glazing and gas central heating.

Close to a wealth of local amenities and good transport links including the Coast Road, which provides easy access to both Newcastle City Centre and the Coast. Also within close proximity to the Rising Sun Country Park.

Early viewings are recommended. For more information and to book a viewing please call our High Heaton team on 0191 270 1122.

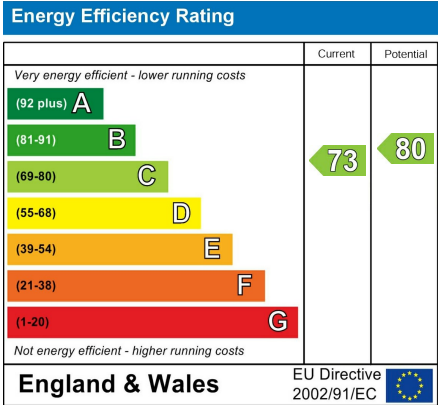
Council Tax band \*E\*.



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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