



## Advanced Vision Tynemouth

Alan Dalton (also known as F.C. Optics)

Optometrist

0191 257 0856







2



1



1

- Two Bedroom Maisonette
- Heart of Tynemouth
- Offered Part-Furnished
- Available August
- Permit Parking Available
- Council Tax Band \*A\*
- Close to Shops
- Handy for the Metro
- Gas Central Heating
- Viewing Essential







TWO BEDROOM MAISONETTE IN THE HEART OF TYNEMOUTH. Available August and offered on a part-furnished basis.

Briefly comprising:- stairs to first floor landing, bright and airy lounge/diner open plan to modern fitted kitchen and a three piece shower room WC. On the second floor, there are two good-sized bedrooms; the main bedroom with Dormer and Velux windows. Externally there is permit parking available.

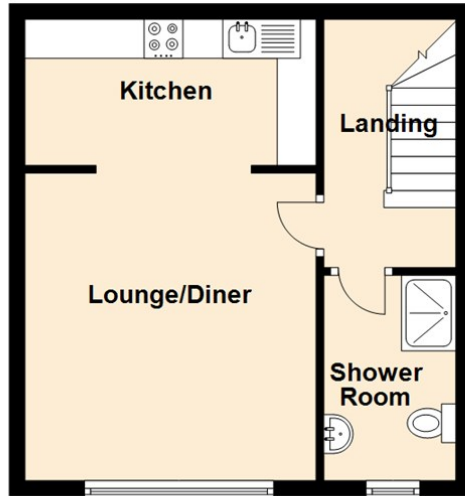
The location of this property is without a doubt extremely central and you are within easy striking distance of most Tyneside centres. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the coast or Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and the Metro Service. For the growing family, the property is well-positioned for access to very well-regarded schools.

Call our Tynemouth branch on 0191 257 2000 for more information and to book your viewing.

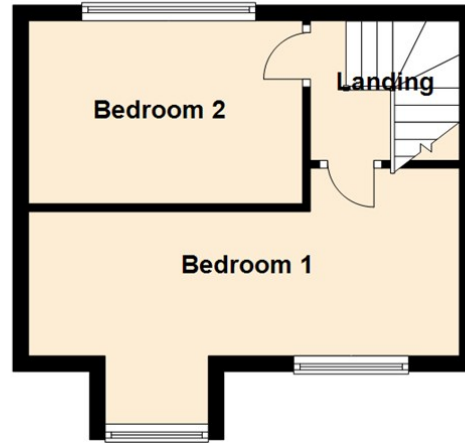
Council Tax band \*A\*



First Floor



Second Floor



## The difference between house and home

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[www.janforsterestates.com](http://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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(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

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

