







2



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- Available 19th August
- Two Double Bedrooms
- South Facing Front Garden
- Rear Yard
- Council Tax Band \*B\*
- Central Location
- Close to Local Amenities
- Great Transport Links







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/c4Eb8m1xSnQ> \*\***

**TWO BEDROOM HOUSE Available 19th August and offered part furnished or unfurnished in a sought after Location in Lowfell.**

Jan Forster Lettings are delighted to offer to the rental market this two double bedroom terraced property in the heart of Low Fell. The property is located in a highly sought after area, close to local amenities, the Metrocentre, Newcastle City Centre and the Team Valley.

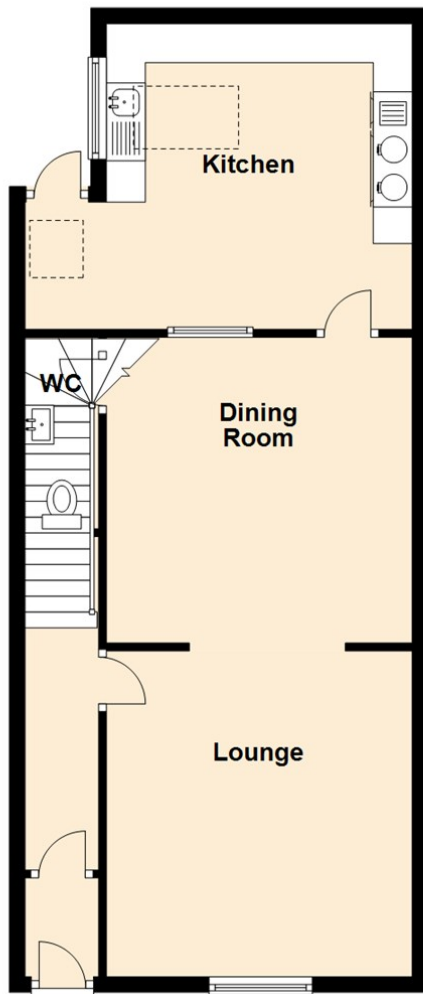
Briefly comprising:- entrance hallway, bright and airy lounge with feature fireplace open plan to the dining room which has an elegant pass through window to the spacious, extended modern breakfasting kitchen with fitted wall and floor units and vaulted ceiling with three Velux windows providing extra light. To the first floor, there are two double bedrooms; bedroom one with fitted wardrobes, and a stunning four piece bathroom WC. The property benefits from gas central heating and sliding sash double glazed windows. Externally there is a cosy South facing garden to the front and a yard to the rear.

Early viewings are highly anticipated. To book yours or for more information please call our Low Fell branch on 0191 487 0800.

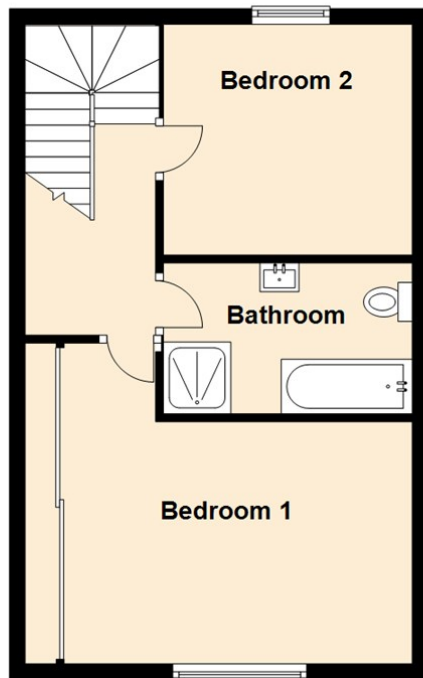
Council Tax band \*B\*.



## Ground Floor



## First Floor



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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