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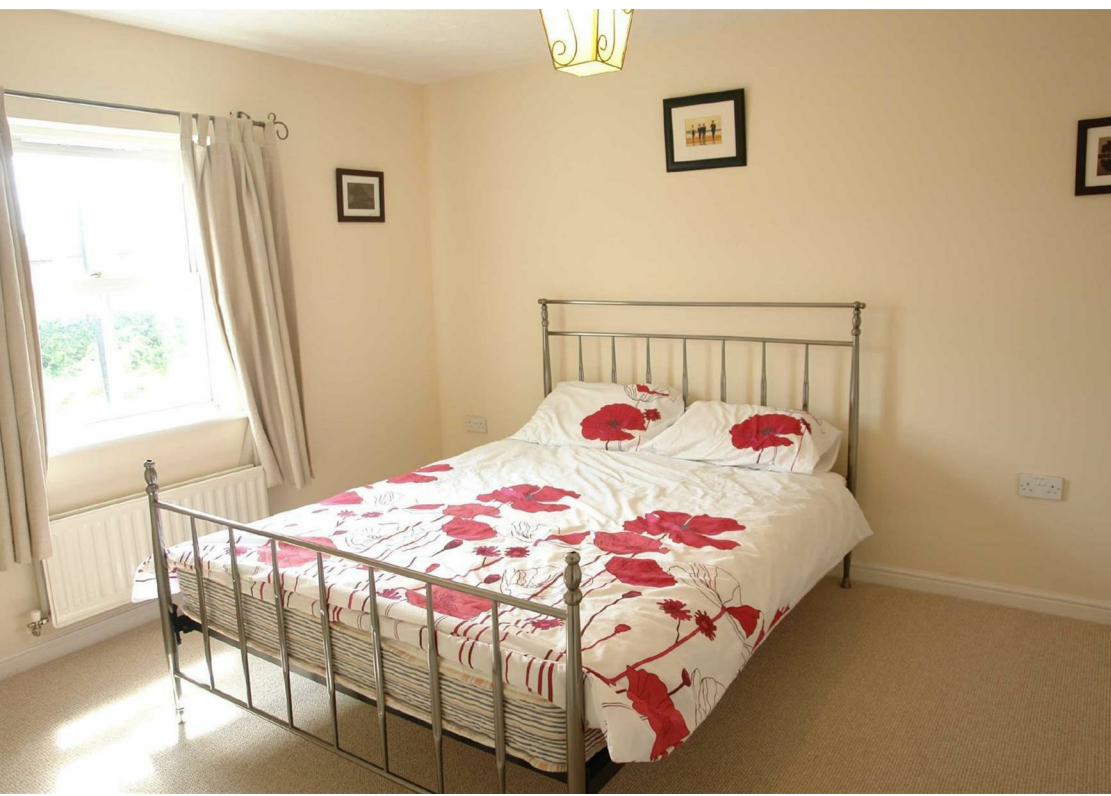


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- Detached Family Home
- Sought After Location
- Five Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Driveway and Garage
- Council Tax band *F*
- Viewing Recommended
- Call For More Information
- Available November





DETACHED FAMILY HOUSE - SPACIOUS PROPERTY - MUST BE VIEWED.

This four-bedroom, detached family home is positioned on the sought after Warkworth Woods development, in Great Park. The location provides easy access to excellent transport links including the A1 motorway, along with local amenities and well-regarded schools. Available early November and offered unfurnished.

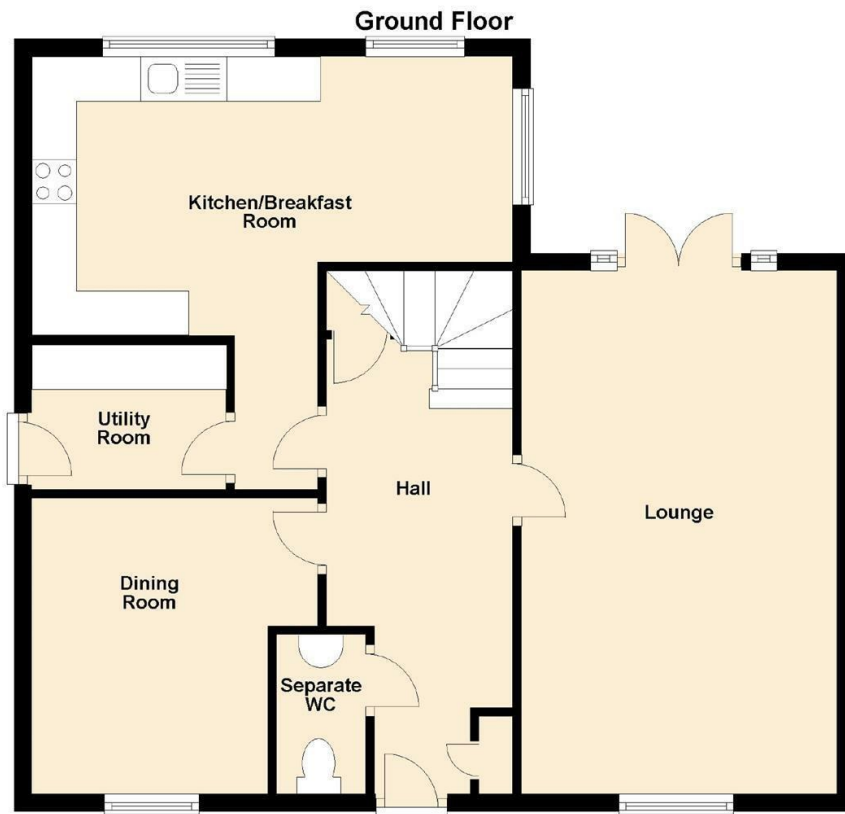
Briefly comprising to the ground floor: - entrance lobby and hall, ground floor wc, lounge with French doors to the rear garden, dining room and well-appointed breakfast /kitchen area and a handy utility room. To the first floor there are three bedrooms, two featuring built-in walk-in wardrobes and en-suites. To the second floor there are a further two bedrooms and bathroom/wc. The property further benefits from double glazing and gas central heating.

Externally there is an easy to maintain garden to the front and a garden to the rear with a lawn and decked area. There is also a driveway and garage for off street parking.

For more information and to arrange a viewing please contact our Gosforth team on 0191 236 2070.

Council Tax band *F*.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(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

