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- Two Double Bedrooms
- Available November
- Unfurnished
- Kitchen Diner
- Off Street Parking
- Semi Detached Home
- Sought After Location
- Council Tax Band *B*
- Viewing Recommended
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/MrWiMnoA6gs> **

SEMI DETACHED HOME | AVAILABLE NOVEMBER | TWO DOUBLE BEDROOMS | UNFURNISHED

Jan Forster Estates have the pleasure of welcoming to the market this stunning two double bedroom semi-detached property, on the ever-desirable Bexley Avenue. Located only 4 miles West of Newcastle City Centre, the property is surrounded by a wealth of amenities as well as offering easy access to great transport links including the A1, A69 and West Road.

The property briefly comprises: - entrance hallway, lounge with feature fireplace and bay window, and a kitchen diner with fitted wall and floor units leading to the rear garden. Off the landing to the first floor there are two double bedrooms and a three-piece family bathroom with shower over the bath.

Externally there is a paved driveway to the front providing off street parking for multiple vehicles and a split-level rear garden with decking and a lawn, perfect for entertaining during those long summer nights.

For more information or to book a viewing please call our Gosforth office on 0191 236 2070.

Council Tax band *B*.



The difference between house and home

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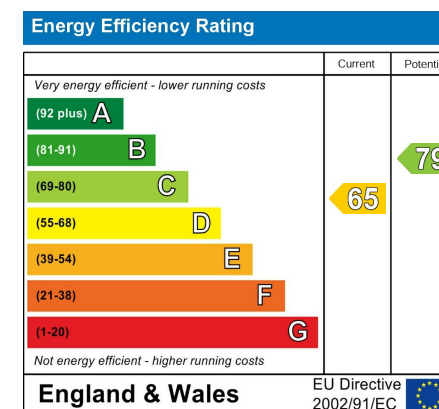


www.janforsterestates.com

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	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

