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- **Detached Bungalow**
- **Unfurnished**
- **Gas Central Heating**
- **Council Tax Band *D***
- **Viewing Essential**
- **Two Bedroom Home**
- **Modern Fitted Kitchen**
- **Double Glazed**
- **Excellent Location**
- **Call For More Information**





**** Video Tours on our YouTube Channel | <https://youtu.be/FnLldA0guvc> ****

This sizeable detached bungalow is available to rent on an unfurnished basis.

Internally the property briefly comprises: entrance hall, bright and airy lounge with box bay window, dining room with dual aspect windows, a well appointed modern kitchen with fitted appliances, two bedrooms and a lovely refitted, tiled shower room WC with under sink storage. There is also a handy utility room.

Externally there is a garden to the front and a driveway leading to the attached garage. There is also a patio garden to the side and a charming garden to the rear with a greenhouse which is simply delightful in the spring and summer time. The property further benefits from gas central heating and double glazing.

The location of this property is without doubt extremely central and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. The A1058 Coast Road is close by so you have a direct route to the coast or Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service.

For more information and to book your viewing please call our Tynemouth team on 0191 257 2000.

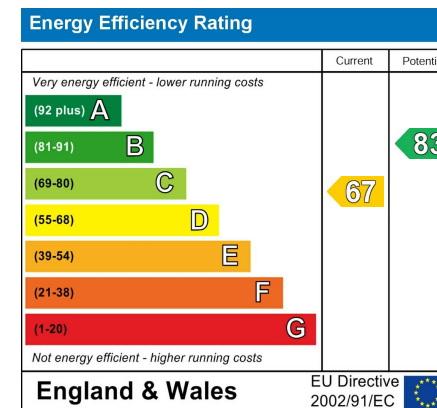
Council Tax band *D*.



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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