





3



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- Beautifully Presented
- Unfurnished
- Garage
- Front and Rear Gardens
- Close to Shops
- Three Bedrooms
- Utility Room
- Off Street Parking
- Close to Metro
- Available January 2025





**\*\* Video Tour on our YouTube Channel | <https://youtu.be/DWwToEQM8tY> \*\***

Occupying a fantastic position within Beaminster Way, this stunning semi-detached property is truly a home to be proud of. Offering generous family accommodation and close to local amenities including well regarded schools and shopping at Kingston Park retail park. The property is available from January 2025 on an unfurnished basis.

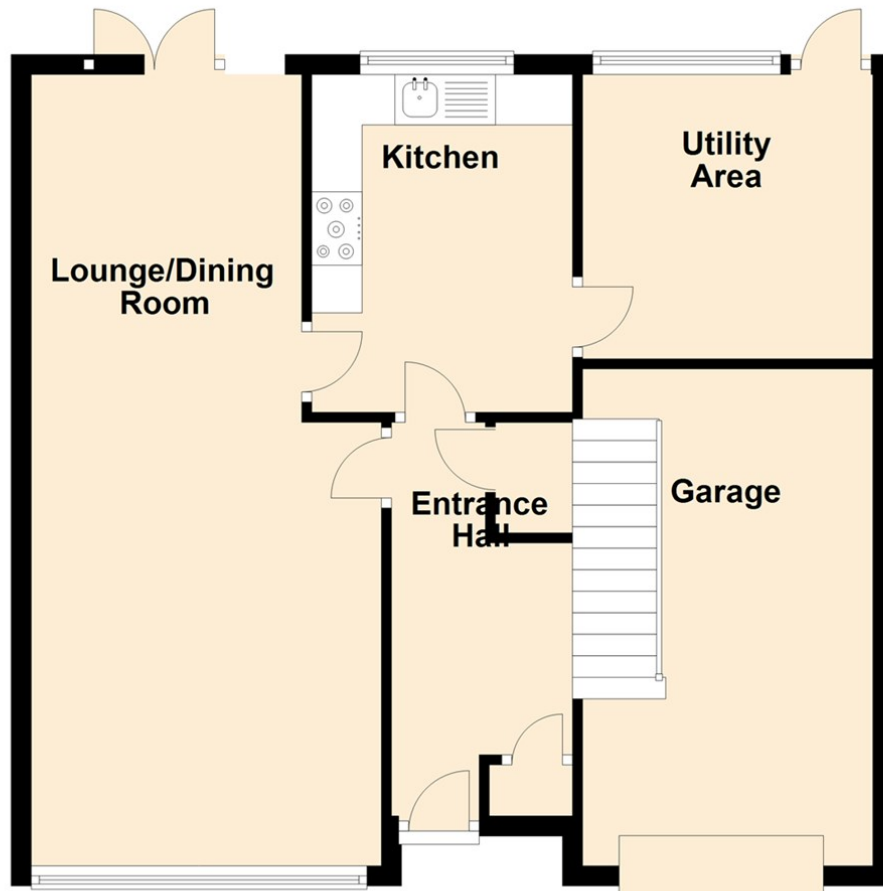
Internally the property briefly comprises: - entrance hallway with storage, bright and airy open plan lounge/diner with double doors to the rear garden, kitchen with fitted wall and floor units and integrated oven and hob and there is also a handy utility room. To the first floor, there are three bedrooms (bedroom one and three with beautiful fitted wardrobes) and there is also a lavish family bathroom/w.c.. Externally, the property boasts beautiful, well-kept gardens to the front and rear along with a driveway leading to an attached garage. The property also benefits from double glazing, ample storage, and gas central heating.

Viewing comes highly recommended to appreciate the standard and location this property has to offer. Please call 0191 236 2070 to arrange your viewing.

Council Tax band \*C\*.



## Ground 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	82
(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

