







- Popular Location
- Available Now
- Ground Floor WC
- On Street Parking
- Viewing Recommended
- Two Bedroom Cottage
- Unfurnished
- Front and Rear Gardens
- Council Tax Band \*C\*
- Call For More Information







This charming, two-bedroom cottage is positioned in a sought-after location on Brunton Lane and is Available now on an unfurnished basis.

The location is within easy reach of a of local amenities, excellent transport links, schools, local walks, and further amenities in Gosforth and Newcastle city centre.

Internally the property briefly comprises to the ground floor: - entrance, spacious lounge dining room with exposed beams and patio door leading to the garden, kitchen with open plan staircase along with a range of fitted units and an integrated oven and hob and there is also a handy ground floor WC. To the first floor there are two double bedrooms, both with fitted wardrobes and there is a modern family bathroom WC with shower over the bath.

Externally there is an easy to maintain garden to the front and there is a garden to the rear with a patio area and lawn. There is also on street parking.

Early viewings are highly recommended. For more information, please call our team on 0191 236 2070.

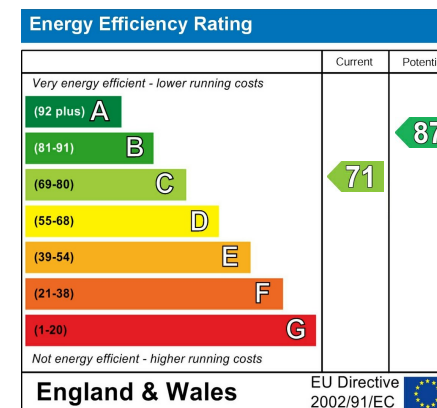
Council Tax band \*C\*.



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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