





- **Detached Home**
- **Flexible Long Term Tenancies**
- **Driveway and Garage**
- **Corporate Landlord**
- **Call For More Information**
- **Available February 2025**
- **Pets Would Be Considered**
- **Professionally Managed**
- **Viewing Recommended**





Jan Forster Estates are delighted to offer this stunning, detached home, located on Peacock Chase in Great Park. The property will appeal to a growing family, is available in February and offered unfurnished.

The Location provides easy access to excellent transport links including the A1 motorway, along with local amenities and well-regarded schools.

An impressive 4-bedroom home featuring a detached garage and centrally located entrance hall. On the ground floor, you will find a stunning kitchen dining room with French doors that seamlessly connect the indoor and outdoor spaces. The lounge is flooded with natural light via a further set of French doors and there is also a handy ground floor WC.

The first-floor features 4 double bedrooms, the main bedroom with a luxury en-suite bathroom. The contemporary family bathroom completes the layout. Further benefits include gas central heating, double glazing and ample storage throughout.

Externally there is a garden and driveway to the front leading to the detached garage and there is also a generous garden to the rear with a patio area and lawn.

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

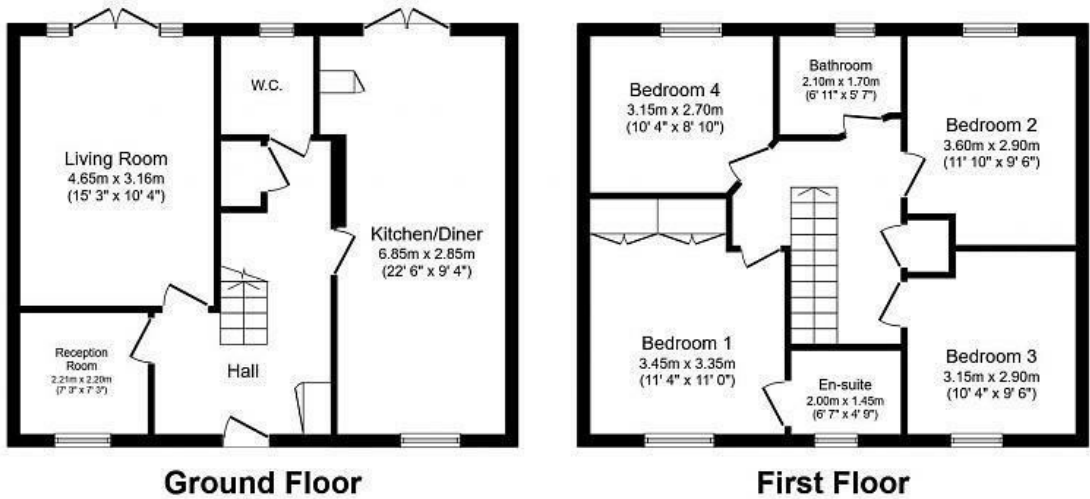
Council Tax Band *E*.



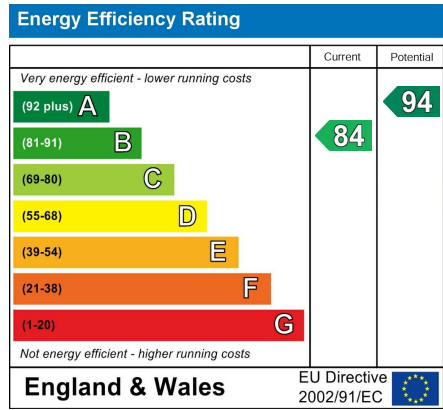
Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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.



Total floor area 114.0 sq. m. (1,227 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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The difference between house and home

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