





3



2



1

- Sought After Location
- Available Now
- Unfurnished
- End Terraced Home
- Three Bedrooms
- Close to Beach
- Double Glazing
- Gas Central Heating
- Council Tax Band \*C\*
- Call For More Information





Jan Forster Estates welcome to the rental market this delightful, three-bedroom end terraced home. The property is Available NOW and offered on a unfurnished basis.

The accommodation briefly comprises to the ground floor: - entrance hall, bright and airy living room with bay window, dining room with feature fireplace and sliding patio door to the rear garden, kitchen with fitted wall and floor units and access to the rear garden. On the first floor there are three bedrooms and a family bathroom/w.c.

Externally there is a town garden to the front and an easy to maintain garden to the rear. There is also a garage.

The property is positioned in a fantastic location and you are within proximity to many Tyneside attractions. The beach is a short walk away, and the A19 and Tyne Tunnel are also within easy reach. The A1058 Coast Road is close by offering a direct route to Newcastle City Centre. There are nearby links to public transport facilities which include prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well-regarded schools.

Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coastline. For more information, please call our Coastal team on 0191 257 2000.

For more information and to book your viewing, please, ring our coastal branch on 0191 257 2000.

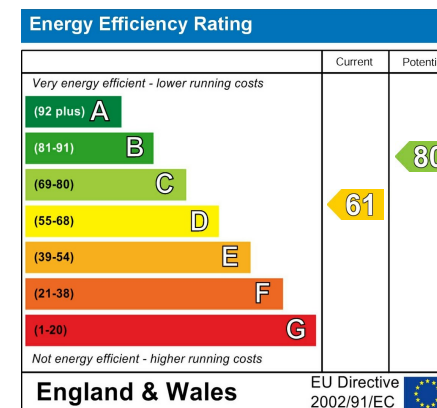
Council Tax band \*C\*.



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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