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- Three Bedrooms
- Private Rear Garden
- Unfurnished
- Breakfasting Kitchen
- MUST BE VIEWED
- Terraced Home
- Available End of June
- Great Location
- Video Tour Available







This immaculately presented and well proportioned three bedroom terraced house is offered on an unfurnished basis and available at the end of June.

The property is situated on Carrfield Road in Kenton, convenient for access to many local amenities including supermarkets, shops, schools and leisure facilities with further amenities easily accessed in Newcastle via regular public transport links and the nearby metro station.

Benefiting from double glazing and gas central heating, the property really does have to be viewed to appreciate the standard of accommodation on offer, briefly comprising:- entrance hall, lounge and fitted breakfasting kitchen. To the first floor off the landing there are three generous bedrooms and a family shower room WC

Externally the property features a generous garden to the rear consisting of lawned and paved areas well as low maintenance garden to the front.

Please call our Gosforth branch on 0191 236 2070 for more information or to arrange your viewing.

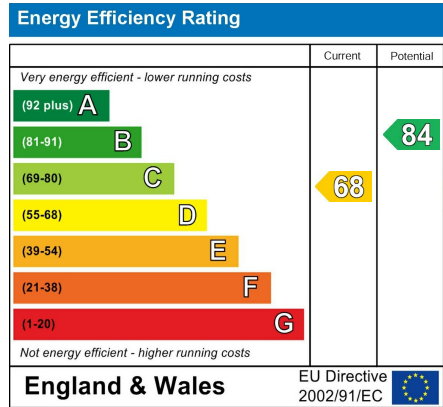
Council Tax band \*A\*.



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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