





- Available Now
- South-Facing Balcony
- Ground Floor WC
- Sought After Location
- Four Piece Bathroom
- Golf Course Views
- Driveway & Garage
- Private Rear Garden
- Three Bedrooms
- Council Tax Band *D*





** Video Tour on our YouTube Channel | <https://youtu.be/DgXTOJ80Q-w> **

THREE BEDROOMS | BALCONY WITH GOLF COURSE VIEWS | AVAILABLE NOW

Located on the ever desirable Brunton Park in Gosforth, this sizeable three bedroom townhouse has stunning rear views of the golf course.

The family home benefits from a wealth of local amenities on its doorstep including well regarded schools, shops, post office, pharmacy, and leisure facilities with further amenities offered in Gosforth and Newcastle via regular public transport links and the A1 motorway.

Externally there is a South facing rear garden and balcony as well as a driveway offering off-street parking.

A great family home that has to be viewed to appreciate the potential on offer. Please call our Gosforth team on 0191 236 2070 for more information.

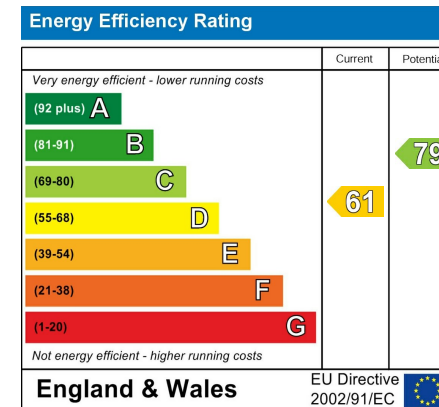
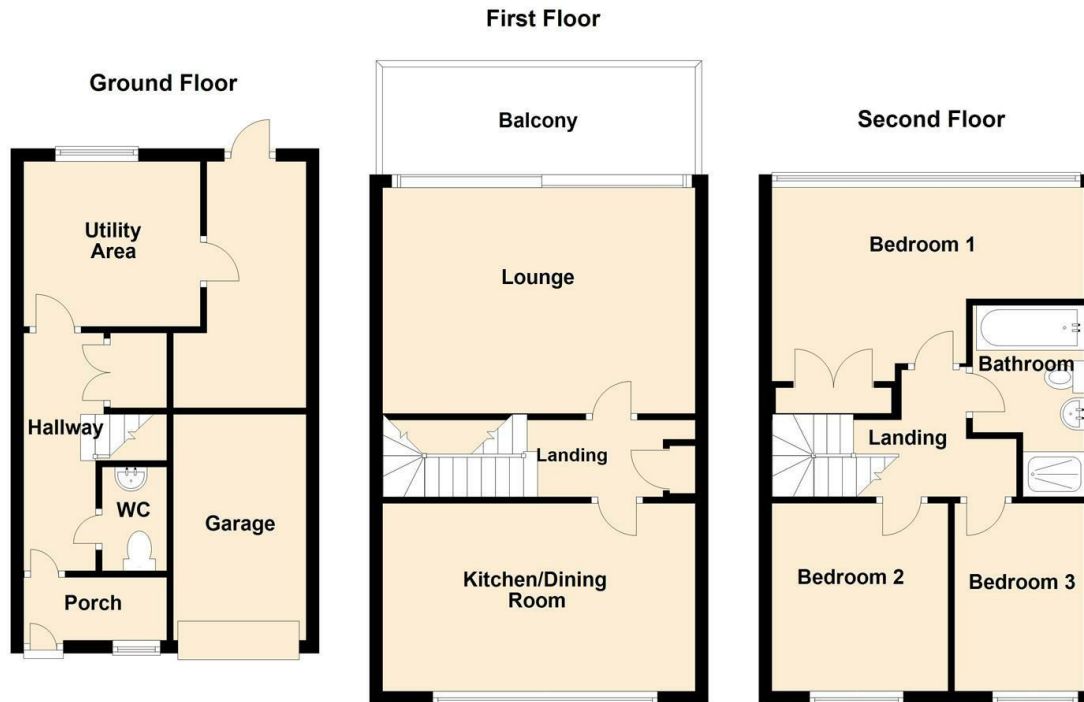
Council Tax band *D*



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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