





- Available NOW
- One Bedroom Gemini Bungalow
- Council Tax Band B
- Unfurnished with White Goods
- Melton Park, Gosforth
- Open Plan Living
- Great Location
- Allocated Parking





Situated on Brandling Mews, Gosforth, Jan Forster Estates offer a ONE BEDROOM GEMINI BUNGALOW TO LET.

Available NOW and offered Unfurnished with white goods .

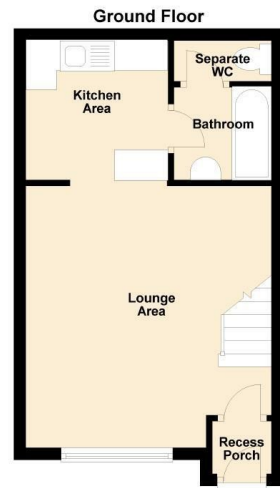
We are delighted to offer to the market this one bedroom Gemini Bungalow to let. The ground floor of the property consists of an open plan lounge with a kitchen/diner, and a shower room WC off of the kitchen. The stairs lead to the loft bedroom that boasts integrated wardrobes.

Externally there is allocated parking available and is also walking distance to Regent Centre shops and amenities. Gosforth High Street is a 5 minute drive or short transit ride away, where you can find a variety of shops, restaurants and bars.

For more information on this, or similar properties, please call our Gosforth office on 0191 236 2070.

Council Tax band *B*.





The difference between house and home

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www.janforsterestates.com

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680

