





- Popular Location
- Available NOW
- Off Street Parking
- Gas Central Heating
- Viewing Recommended
- Well Presented
- Part-Furnished
- Close To Amenities
- Council Tax band *B*
- Call for More Information





Jan Forster Estates are pleased to offer to the market this well presented semi detached house situated on the popular Regent Road North in Gosforth, convenient for access to all the local amenities and the local schools. Available NOW and offered on a part-furnished basis.

Benefiting from double glazing and gas central heating, this property briefly comprises:- entrance hallway, bright and airy lounge with feature log burner and bay window, a fitted kitchen/diner with integrated appliances. To the first floor there are two double bedrooms and a three piece bathroom with shower over the bath. Externally, there is garden to the rear and a stoned driveway to the front providing off street parking.

Internal viewings come highly recommended. To book yours or for more information please call our Gosforth team on 0191 236 2070.

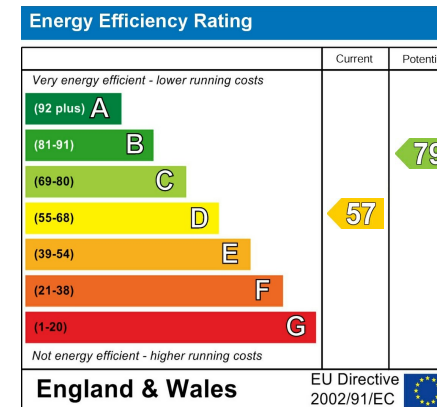
Council Tax band *B*.



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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www.janforsterestates.com

