





- Available October
- Sought After Location
- Must Be Viewed
- Furnished
- Gemini Bungalow
- One Bedroom
- Council Tax Band \*B\*
- Call For More Information





Situated on Brandling Mews, Gosforth, Jan Forster Estates offer this ONE BEDROOM GEMINI BUNGALOW TO LET. Available in October and offered Furnished.

Internally the property briefly comprises to the ground floor: - 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 parking available to the front of the property,

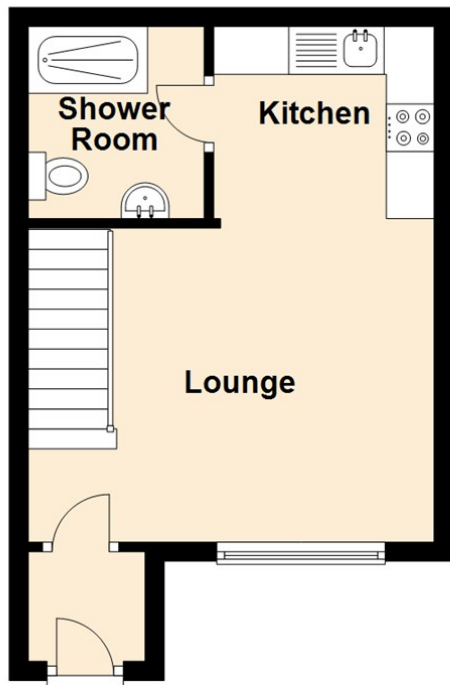
The property is positioned close to a wealth of local amenities and is within walking distance to Regent Centre shops. Gosforth high street is a 5 minute drive or short public transport ride away, where you can find a variety of shops, restaurants and bars.

For more information and to book a viewing, please call our Gosforth office on 0191 236 2070.

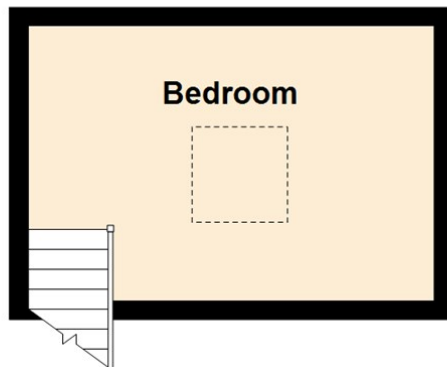
Council Tax band \*B\*.



## Ground Floor



## First Floor



## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://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 paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.

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

