





- Two Bedrooms
- Semi Detached Home
- Allocated Parking
- Ground Floor WC
- Available 5th April
- Unfurnished
- Split Level Garden
- **MUST BE VIEWED**





TWO DOUBLE BEDROOMS | SOUTH FACING GARDENS | ALLOCATED PARKING

Jan Forster Estates are delighted to welcome to the market this immaculate semi detached family home on Cawfield Street on the ever desirable The Rise development, offered with immediate availability on an unfurnished basis. The Rise brings a new kind of living to Scotswood. It offers homes in a range of contemporary designs that are ideal for modern life with panoramic views of the River Tyne and the City Centre being only minutes away, it is a location that offers it all.

Briefly comprising:- entrance hall onto the contemporary kitchen, ground floor WC and lounge diner with French doors onto the South facing garden as well as having under stair storage. Off the landing, to the first floor, there are two generous bedrooms; bedroom two with stunning valley views. Completing the internal accommodation is the family three piece bathroom with a shower over the bath.

Externally there is a small town garden to the front with an allocated parking bay and a South facing rear garden with uninterrupted views and a patio area ideal for entertaining during those warm summer nights.

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

Council Tax Band *B*.





The difference between house and home

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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

