



Jan Forster
estates
TO LET
0191 238 1079



2



1



1

- Two Double Bedrooms
- Available now
- Unfurnished Basis
- End Terraced House
- Council Tax Band *B*
- Off Street Parking
- Private Rear Garden
- Close to Local Amenities





This TWO BEDROOM end terraced house is available to let Now. Offered on an unfurnished basis.

Located in Kenton, this property provides easy access to local amenities in both Kingston Park and Gosforth such as shops, schools, restaurants and parks. Local bus links to the City Centre are additionally within walking distance and provide quick transport to areas in Newcastle.

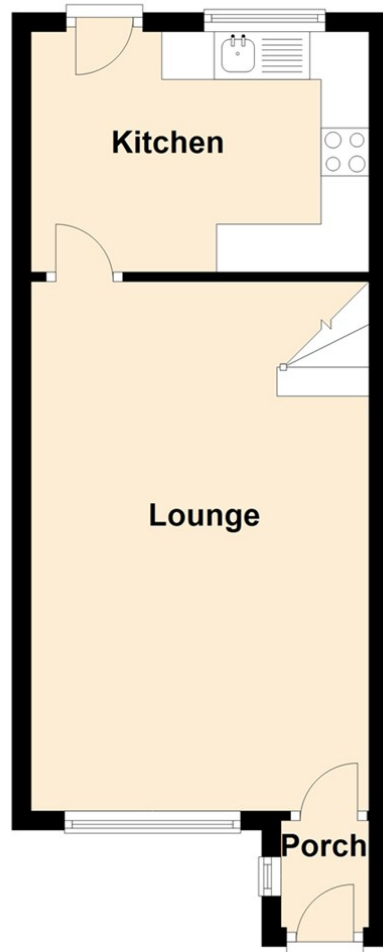
To the ground floor, the property briefly consists of a spacious lounge and a modern kitchen with integrated appliances. To the first floor there are two double bedrooms and a family bathroom with the shower over the bath. Externally, the property benefits from a private lawned rear garden and off-street parking.

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

Council Tax Band *B*.



Ground Floor



The difference between house and home

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www.janforsterstates.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) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

