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- Semi-Detached House
- Available Now
- Generous Lounge-Diner
- Private Garden
- Transport Links
- Excellent Location
- Unfurnished Basis
- Two Bedroom
- Local Amenities
- Council Tax Band *C*





This delightful, to bedroom, semi detached home is positioned on the popular Staithes development. Available now and offered unfurnished.

Ideally located near the historic Dunston Staiths, a Grade II listed structure, the development offers a beautiful riverside location and is convenient for access to a wealth of local amenities and transport links. The homes have been designed with a focus on pedestrian-friendly spaces and communal landscaped courtyards.

Internally the property briefly comprises to the ground floor: - entrance hallway, WC, two bedrooms, one with French doors out to the rear garden, and a modern bathroom WC with a shower over the bath. To the first floor there is a fantastic open plan lounge/kitchen diner with a range of fitted units along with an integrated oven and hob. The lounge area includes matching storage units that offer ample space, and the room is enhanced by French doors that open onto a rear balcony with stairs leading down to the garden. Further benefits include gas central heating and double glazing.

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

Council Tax band *C*



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

The difference between house and home

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