





- Popular Location
- Three Bedrooms
- Unfurnished
- Ground Floor WC
- Viewing Recommended
- Detached Property
- Available Mid July
- Two Bathrooms
- Council Tax Band *C*





Immaculately presented three bedroom detached property with en-suite and substantial South facing garden located in the ever desirable Five Mile Park, North of Gosforth. Available mid July and offered unfurnished.

The property has a wealth of local amenities on its door step including schools, parks, shops, woodland walks and great access to the A1 and A19 motorways.

Internally the property briefly comprises:- Entrance porch, lounge, through dining room with French doors opening onto the sunny rear garden making it a perfect space for entertaining, kitchen with integrated appliances, downstairs WC and separate utility room. To the first floor off the landing there are three generous bedrooms, with the main bedroom benefiting from an en-suite as well as a three piece family bathroom.

Externally there is double driveway leading to an integral garage and a generous private South facing garden to the rear. Overall a stunning property on a superb plot.

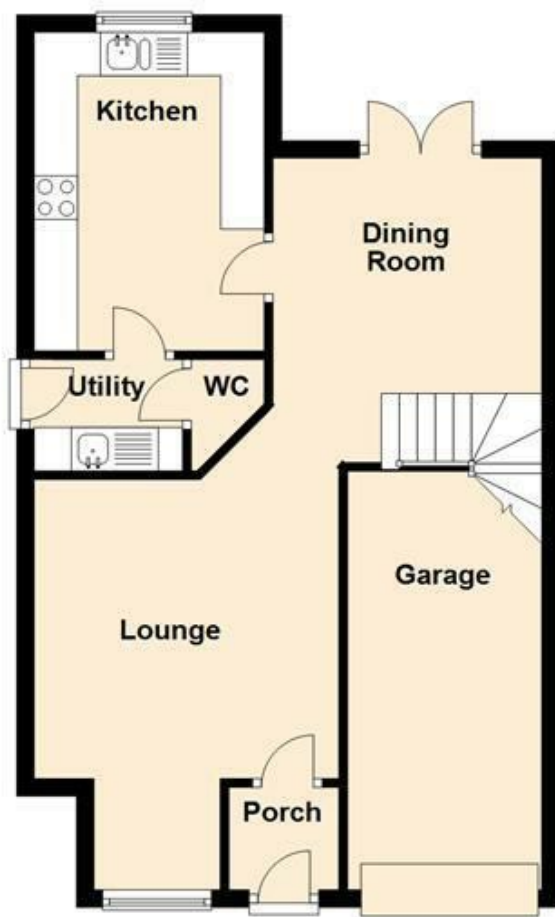
For more information or to book a viewing please call 0191 236 2070.

Council Tax Band *C*.



Ground Floor

Approx. 559.8 sq. feet



Total area: approx. 1007.8 sq. feet

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 proceed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(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

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High Heaton

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Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680



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