





- Terraced Home
- Superbly Presented
- Available Now
- Great Location
- EPC Rating: B
- Three Bedrooms
- Off Street Parking
- Unfurnished
- Council Tax Band: A
- Call For More Information





This charming and well-presented three-bedroom, terraced home is situated in the popular Chapel Place, in Seaton Burn, offering a perfect blend of modern living and family-friendly convenience. Available immediately and offered unfurnished.

The location is close to excellent amenities in Seaton Burn and Wideopen and this property offers an ideal setting for family living. It is within close proximity to highly regarded local schools and provides effortless access to the A1, making it a convenient choice for commuters. A range of local shops, scenic parks, and reliable public transport links are all just a short distance away.

On the ground floor, the property features a welcoming entrance lobby, a spacious lounge and a modern fitted kitchen with shaker-style units, an integrated oven and hob, and direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms along with a beautifully finished, bathroom WC with an overhead shower. The home further benefits from gas central heating and double glazing throughout, providing energy efficiency and year-round comfort. Externally there are easy to maintain front and rear gardens and there is also off-street parking.

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

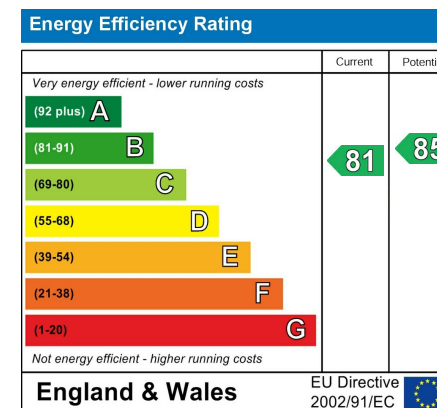
Council Tax Band: A



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.



The difference between house and home

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www.janforsterestates.com

Gosforth

High Heaton

Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

