







 Jan Forster



- Semi-Detached House
- Offered Unfurnished
- Two Double Bedrooms
- Off-Street Parking & Car Port
- Council Tax Band: A
- Available Mid September
- Well-Presented
- Open Plan Living
- Partially Boarded Loft
- Call For More Information



 Jan Forster



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**\*\* Video Tour on Our YouTube Channel | <https://youtu.be/5DFRmK2mFsc> \*\***

Jan Forster Estates are delighted to welcome to the rental market this well-presented, reconfigured, semi-detached house in Coxlodge. Available mid September and offered unfurnished.

The accommodation briefly comprises: open-plan ground floor layout featuring a lounge flowing into the kitchen-diner, complete with a striking feature fireplace housing a multi-fuel burner and sliding doors opening to the rear, along with a practical utility area also offering rear access. To the first floor, the landing leads to two double bedrooms- the main one benefiting from fitted wardrobes, together with a generously sized three-piece family bathroom WC. The property further boasts double glazing, gas central heating and a partially boarded-out loft.

Externally to the rear, there is a garden with decking and artificial grass and a garden room which is insulated and has its own multi fuel burner, making it a perfect place for entertaining. There is also a car port to the side of the house, accessed through double gates, providing added security.

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

Council Tax Band: A



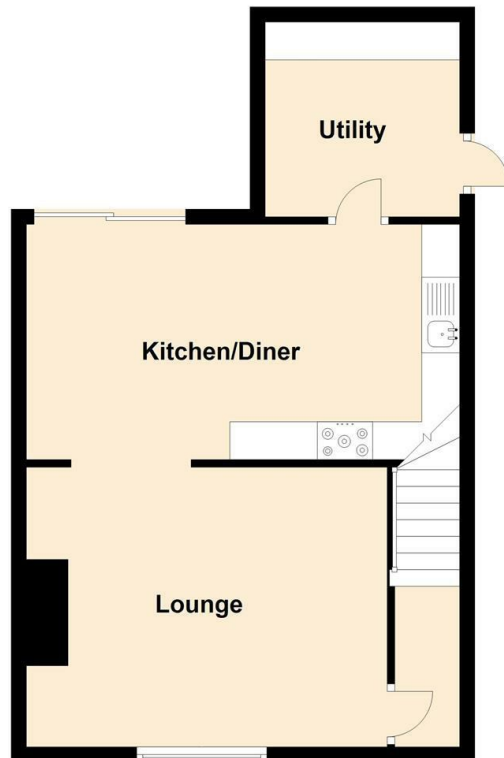


Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

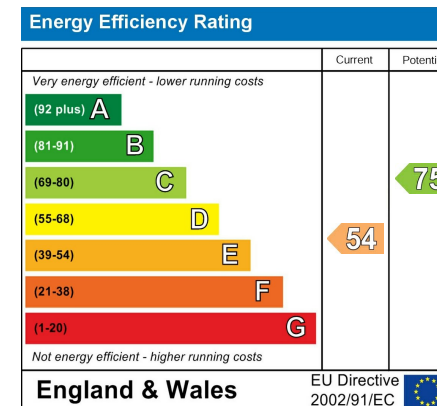
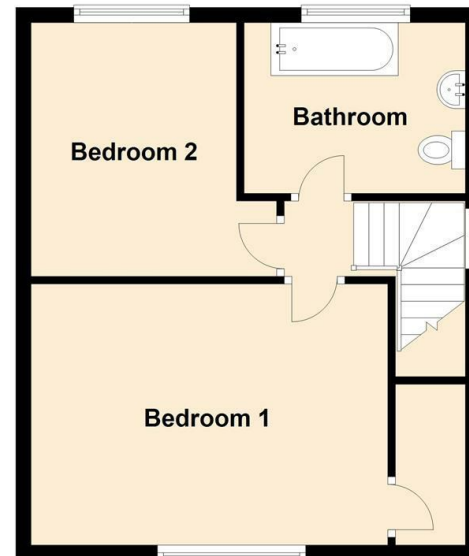
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance 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.

## Ground Floor



## First Floor



## The difference between house and home

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