

Jan Forster
estates

janforsterestates.com
0191 236 2070

TO LET

 **Jan Forster**

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2025

Brunton Avenue | Fawdon | Newcastle Upon Tyne | NE3 2PT

£900 Per Calendar Month



- Excellent Location
- Available November
- Rear Garden
- Council Tax Band: B
- Call For More Information
- Two Bedrooms
- Unfurnished
- Off Street Parking
- Viewing Recommended

 **Jan Forster**

**MORE IMAGES
COMING SOON!**

Viewings being booked... register your interest today

 Call **0191 236 2070** for more information

This two-bedroom, semi-detached home is located on the popular Brunton Avenue, a peaceful residential street in Fawdon. The property has been recently refurbished, and is Available November on an unfurnished basis.

Conveniently located close to a wealth of amenities including well regarded schools and supermarkets, within walking distance to the Metro station and within easy reach of Gosforth High Street. Further public transport links give excellent access to the A1 motorway and Kingston Park Retail Park.

Internally the property briefly comprises to the ground floor: - welcoming entrance porch leading through to the spacious, bright and airy living area with a feature fireplace. The modern kitchen is fitted with gloss units, integrated oven and hob with extractor fan, and stylish tiled flooring and offers access to the rear garden, which provides an ideal space for al fresco dining or relaxing outdoors. To the first floor, there are two good-sized double bedrooms, the main with fitted wardrobes, and the second bedroom looks out to the back garden. There is also a modern family bathroom WC completing the first floor. Further benefits include gas central heating and double glazing.

Externally there is an easy to maintain garden and off street parking to the front and there is also a garden to the rear.

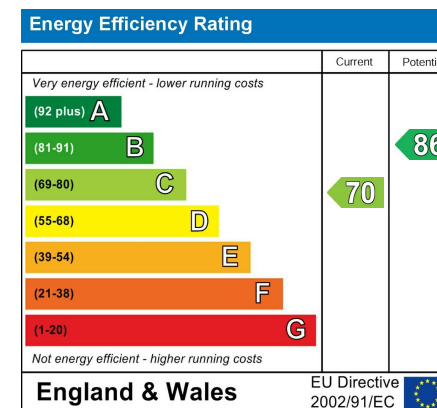
This property truly needs to be seen to be fully appreciated, and early viewing is strongly recommended. For more information or to arrange a viewing, please contact our Gosforth branch on 0191 236 2070.

Council Tax Band: B

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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