





- **Three Bedrooms**
- **Available NOW**
- **Offered Unfurnished**
- **Conservatory**
- **Attached Garage**
- **Off Street Parking**
- **Council Tax Band: B**
- **Semi Detached House**
- **Viewing Recommended**
- **Call For More Information**





**** Video Tour on Our YouTube Channel | https://youtu.be/rBw6V_rAtaA ****

This larger style, three-bedroom, semi detached home is positioned on Launceston Close, in Kingston Park. Available now and offered unfurnished.

The location of this property is convenient for access to a wealth of local amenities including Kingston Park Retail Park, schools and transport links, with the A1 motorway and Metro stations within easy reach.

Briefly comprising to the ground floor: - entrance hallway, lounge through dining room, and a kitchen with a range of fitted wall and floor units and access to the rear. There is also a sunny conservatory. On the first floor there are three good-sized bedrooms and a family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally there is a garage and driveway with an enclosed South facing garden and garden to the front.

For more information on this, or similar properties, please call our dedicated Gosforth office on 0191 236 2070.

Council Tax Band: B





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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		