





- **Townhouse**
- **Three Storey Living**
- **Unfurnished**
- **Off Street Parking**
- **Viewing Recommended**
- **Three Bedrooms**
- **Available Mid November**
- **Two Bathrooms**
- **Close To Amenities**
- **Call for More Information**





Jan Forster Lettings are pleased to offer for rental this well-presented three-bedroom, three-storey townhouse, ideally located within the desirable Grange Court development in Heworth. Available from mid-November on an unfurnished basis.

The location enjoys a great residential setting with excellent transport links to Newcastle and Gateshead via nearby Metro and bus routes. The area offers a range of local amenities, including shops, schools, and green spaces, making it ideal for families and professionals alike. With a strong community feel, convenient access to daily essentials, and easy commuting options, Grange Court is a highly sought-after location for practical, well-connected living.

The property briefly comprises a welcoming entrance vestibule, hallway with study area, ground floor shower room with WC, and a useful utility room. The first floor features a stylish kitchen diner and a generous lounge, while the upper floor offers three good-sized bedrooms and a modern family bathroom/WC.

Externally, the home boasts private gardens to both the front and rear, along with a driveway providing off-street parking and access to an integral garage.

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

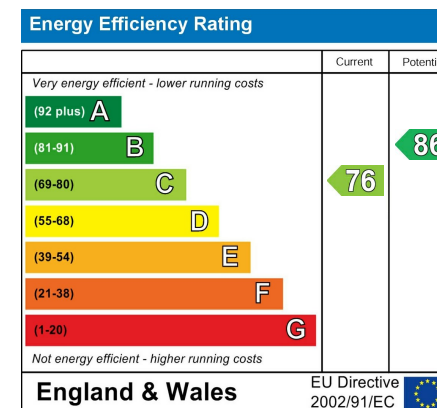
Council Tax band: A



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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