



 Jan Forster



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- Mid Terraced House
- Two Bedrooms
- Popular Area
- Transport Links
- Unfurnished
- Well-Presented
- Driveway
- Local Facilities
- Available Now
- Call for More Information





Jan Forster Estates are delighted to welcome to the market this well-presented mid-terraced home, ideally positioned on the ever-popular Waterbeach Place in Fenham. Available now on an unfurnished basis.

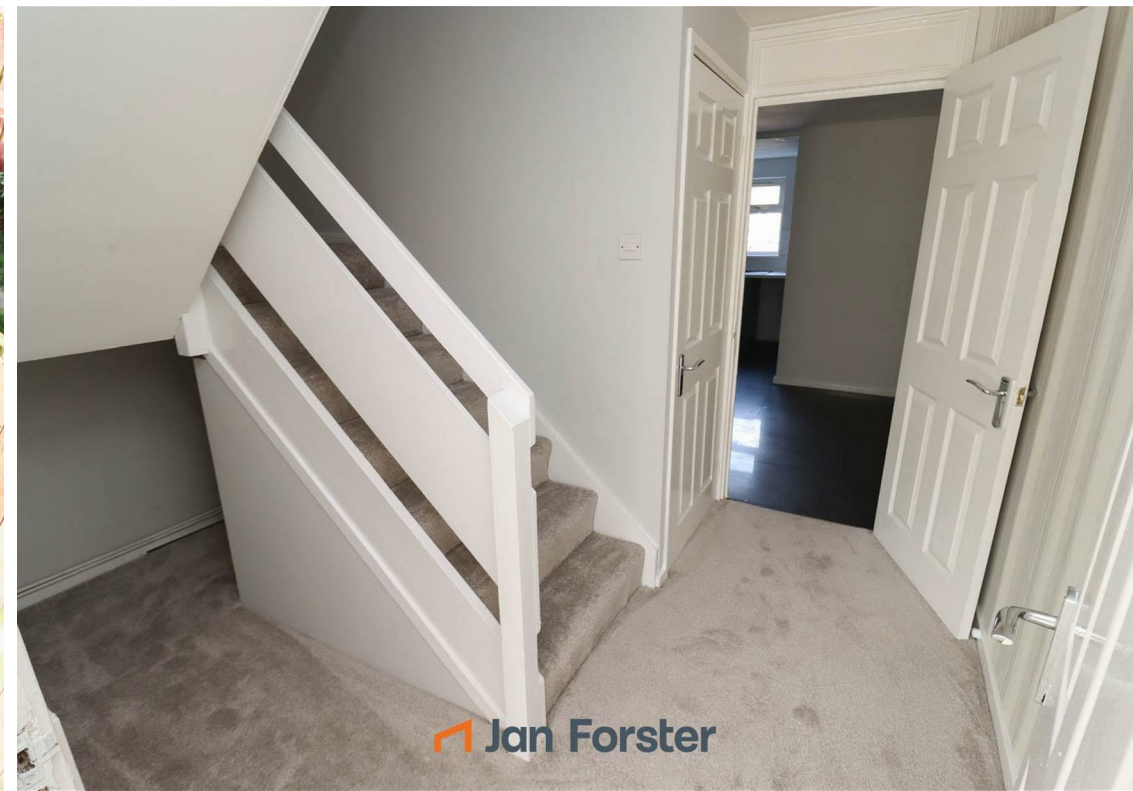
Situated in a convenient location, the property is within easy reach of a variety of local amenities, including well-regarded schools, St James' Retail Park, and excellent transport links via the A1 motorway - ideal for commuting or weekend travel. The area is also well-served by regular public transport, providing direct and hassle-free access to Newcastle city centre, perfect for both daily commuting and enjoying the city's many attractions.

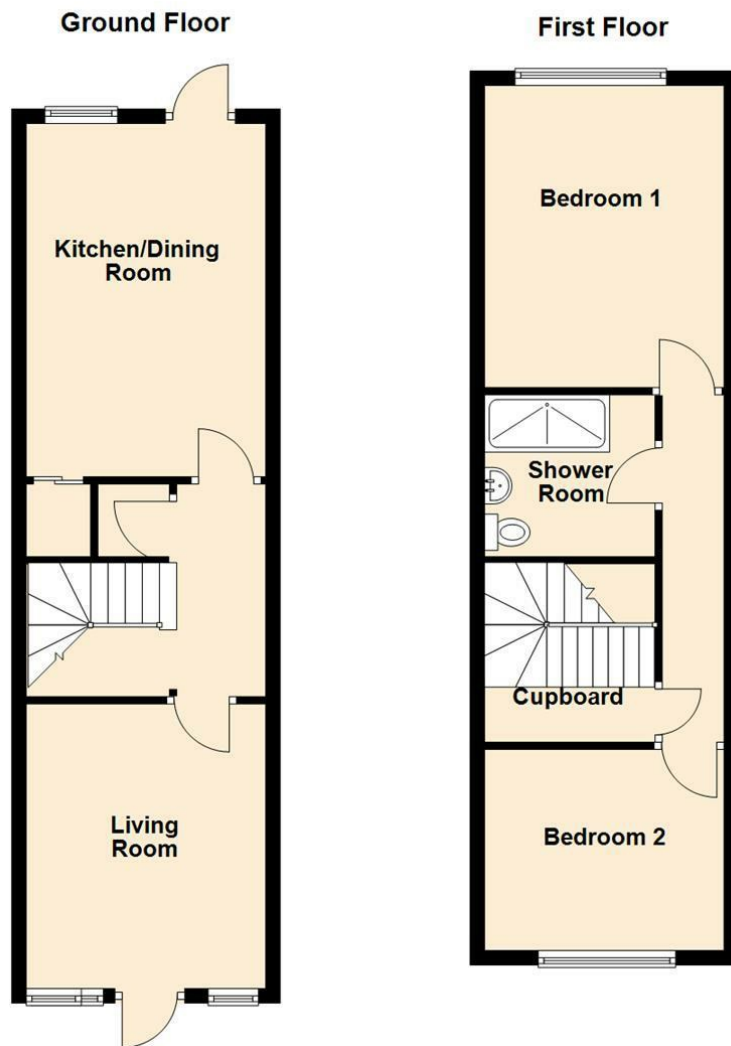
The accommodation briefly comprises: entrance hallway, bright and airy lounge with French door access to the rear and a kitchen dining room with fitted wall and floor units, integrated oven and hob and access out to the rear. to the first floor there are two double bedrooms and a bathroom WC. Further benefits include gas central heating and double glazing.

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

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

Council Tax band: A





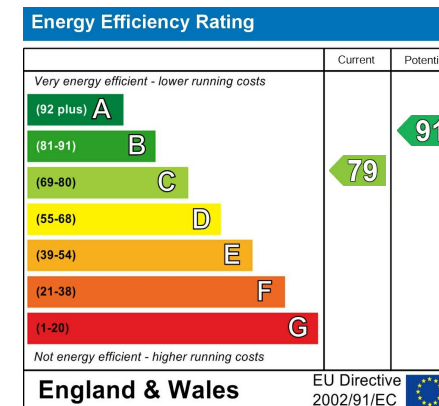
The difference between house and home

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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 proceed.



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