





 Jan Forster



- Available Now
- Two Bedrooms
- South Facing Rear Garden
- Close To Amenities
- Double Glazing
- Unfurnished
- Great Location
- Modern Interior
- Gas Central Heating
- Call For More Information



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Jan Forster Estates are delighted to bring to the market this two bedroom semi detached property with South facing rear garden on an unfurnished basis available

Located in Seaton Burn the property has easy access to a wealth of local amenities including shops, schools, and woodland walks with further amenities easily accessed via regular public transport links and the nearby A1 motorway in Gosforth and Newcastle city centre.

Internally the accommodation briefly comprises:- entrance hallway, lounge, 15ft breakfasting kitchen with under stair store and rear garden access. Off the landing to the first floor there are two double bedrooms, both with built in wardrobes and the family three piece bathroom with shower over the bath.

Externally there is a small garden to the front. To the rear there is a South facing garden and unspoilt views.

For more information and to book your viewing please call our Gosforth 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.

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

The difference between house and home

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