



 **Jan Forster**

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Blenheim | Killingworth | Newcastle Upon Tyne | NE12 6QG  
£1,200 Per Calendar Month



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- **End of Terrace House**
- **Available Mid-January**
- **Modern Kitchen**
- **Popular Area**
- **Transport Links**
- **Well-Presented**
- **Three Bedrooms**
- **Refurbished Bathroom**
- **Great Local Facilities**
- **Council Tax Band: B**

Jan Forster Estates welcome to the rental market this well-presented, three-bedroom, end of terrace house in Killingworth. It is available from mid-January.

Ideally positioned for convenient access to local transport routes and major road links, including the A19, this property enjoys a superb setting close to everyday amenities. The nearby Killingworth Centre is just a short walk away, providing a range of shops and services, while surrounding green spaces offer lovely opportunities for scenic walks, relaxation, and outdoor activities.

The accommodation briefly comprises to the ground floor: entrance, bright and airy lounge and a well-appointed modern kitchen. Off the landing to the first floor, you are presented with three well-proportioned bedrooms and a refurbished family bathroom WC. Externally, there is a small garden to the front with some mature shrubs. To the rear, you can find another private garden-ideal for alfresco dining during the long summer days.

Viewings are highly recommended. To book yours or for more information, please call our rental team on 0191 236 2070.

Council Tax Band: B

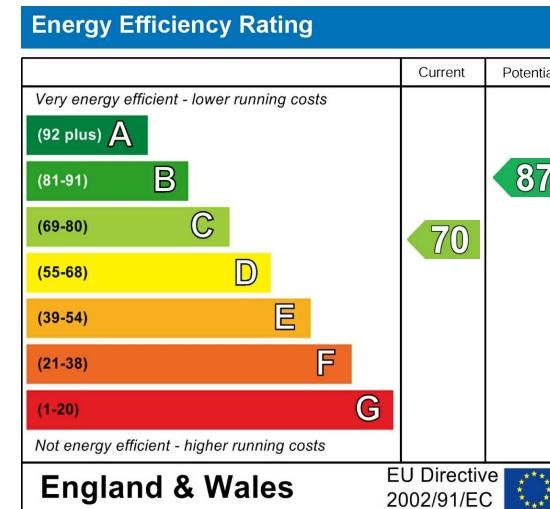
Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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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**Contact Us: 0191 236 2070**



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