





- Available August
- Detached
- Four Bedrooms
- Garage
- Open Plan
- Transport Links
- Local Amenities
- Council Tax Band *D*
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/aPwI5ByeUd0> **

Jan Forster Estates welcome to the rental market this modern extended four bedroom detached property. Available 1st August offered on an unfurnished basis. Located within a desirable residential area close to excellent local amenities and transport links.

Briefly comprising to the ground floor; hallway, dining room, lounge, downstairs WC and open plan kitchen-diner-family room with bi-folding doors to the rear garden. To the first floor there are four bedrooms, the main with an en-suite. The property benefits from gas central heating and double glazing. Externally there are gardens to the front and rear. Driveway leading to the detached garage.

For more information and to book a viewing, please call our Gateshead branch on 0191 487 0800.

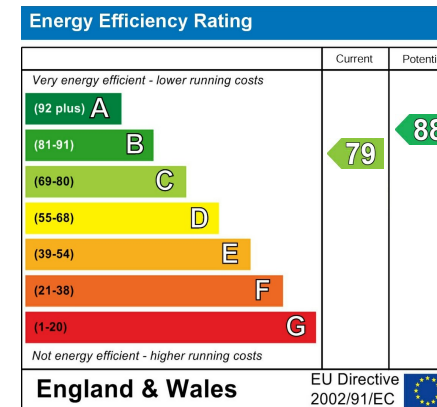
Council Tax band *D*.



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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680



www.janforsterestates.com

