





- Semi Detached House
- En-suite
- Unfurnished
- Garage
- Council Tax Band *C*
- Three Bedrooms
- Conservatory
- Gas Central Heating
- Off Street Parking
- Must Be Viewed





This spacious, three bedroom, semi-detached house with garage and off street parking is offered for let in Brunswick Green. Available March and offered unfurnished basis.

The home is located within quick and easy access to local amenities such as shops, services, parks and schools. Local bus links are also within close proximity with provides an easy journey to Gosforth, Newcastle city centre and surrounding areas.

The property is briefly comprises to the ground floor:- spacious open plan lounge/dining area with doors to leading to the rear garden, bright and airy conservatory with large windows surrounding the entire area and the kitchen. To the first floor there are three good sized bedrooms; the master benefiting from an en-suite, and a family bathroom w/c. Externally there are gardens to the front and rear, along with a driveway providing off-street parking and an attached garage.

For more information on this or similar properties, or to arrange your viewing, please call our Gosforth lettings 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		84
(81-91) B		64
(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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