







- **Three Bedrooms**
- **Council Tax Band \*C\***
- **Unfurnished**
- **Enclosed Rear Garden**
- **Call For More Information**
- **Family Home**
- **Available NOW**
- **Semi Detached House**
- **Viewing Recommended**







THREE BEDROOM, FAMILY HOME in the heart of Tynemouth. Available 1st July on an unfurnished basis, with an enclosed rear garden.

Internally the property briefly comprises to the ground floor:- entrance porch, hallway, bright and airy open plan lounge/dining room and kitchen with fitted wall and floor units and integrated oven and hob. To the first floor there are three bedrooms; two of which are doubles, along with a modern bathroom with shower over the bath and a separate WC.

The location of this property is ideal and you are within close proximity to King Edwards Bay, Tynemouth Long Sands Beach, and a fantastic range of amenities including restaurants on the ever popular Front Street. The A1058 Coast Road is also close by so you have a direct route to Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and the nearby Metro service.

Call us today for more information and to arrange a viewing on 0191 257 2000.

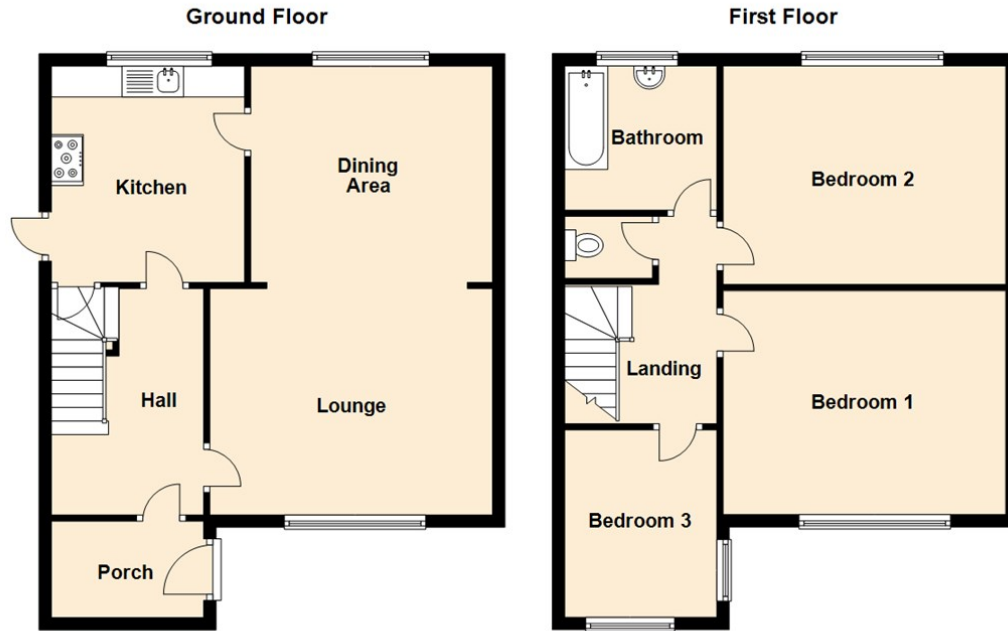
Council tax band \*C\*.



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.

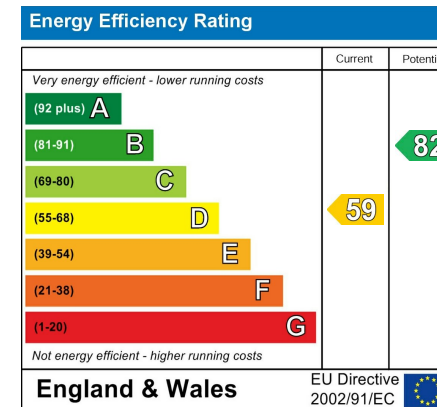
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance 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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<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>



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