





4 2 1

- Sought After Location
- Four Double Bedrooms
- Driveway and Garage
- Gas Central Heating
- Viewing Recommended
- Generous Family Home
- Front and Rear Gardens
- Close To Beach
- Council Tax Band \*E\*
- Call For More Information





This semi-detached, four-bedroom family home is positioned on the sought after Kennersdene, in Tynemouth. Available now and offered part furnished.

Briefly comprising to the ground floor - entrance porch, hallway, spacious lounge with bay window, bright and airy family/dining room with floor-to-ceiling windows overlooking the rear garden and a breakfast kitchen with wall and floor units. To the first floor there are four double bedrooms and a family shower room WC with double walk-in shower. The property also benefits from gas central heating and double glazing.

Externally there is a garden to the front and a paved driveway leading to the generous integral garage with utility area and electric points. There is also a stunning, well stocked, split-level rear garden with a patio area and lawns. A perfect space to relax or entertain guests.

This enviable location is only a short walk from Tynemouth Long Sands beach, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. A great market is also available in Tynemouth Metro Station which has a wide variety of products and foods. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family, the property is well positioned for access to very well-regarded schools.

In order to get a real feel for this home you should view the property as soon as possible. Please call our Coastal team on 0191 257 2000 for more information.


Council Tax band \*E\*.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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