





- **Central Location**
- **Unfurnished**
- **Off Street Parking**
- **Council Tax Band *A***
- **Call For More Information**
- **Three Bedrooms**
- **Available NOW**
- **Close to Beach**
- **Viewing Recommended**





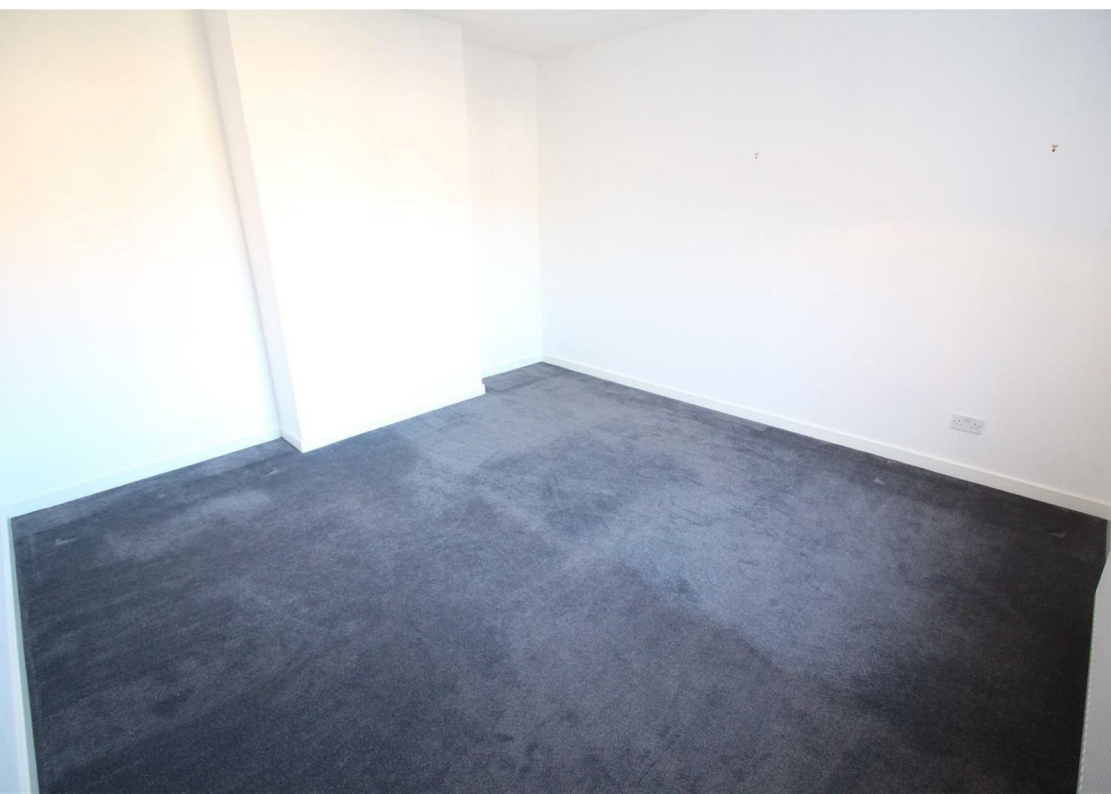
Jan Forster Estates are delighted to welcome to the rental market this spacious, three-bedroom, terraced family home which is Available Now on an unfurnished basis.

The accommodation briefly comprises to the ground floor: - entrance hall, spacious lounge with bay window, modern kitchen with a range of fitted units, utility room and a ground floor WC. To the first floor there are three bedrooms, a fantastic bathroom with feature bathtub and walk-in shower and a separate WC. The property also benefits from gas central heating and double glazing. Externally there is off street parking to the front of the property.

Positioned in a fantastic location, within walking distance of Tynemouth Priory and King Edwards Bay and within easy reach of North Shields Fish Quay along with a fabulous variety of local amenities including cafes, bars, and restaurants. There are good transport links and prime bus routes nearby. For the growing family, the property is well positioned for access to very well-regarded schools.

For more information and to book a viewing, contact our Tynemouth team on 0191 257 2000.

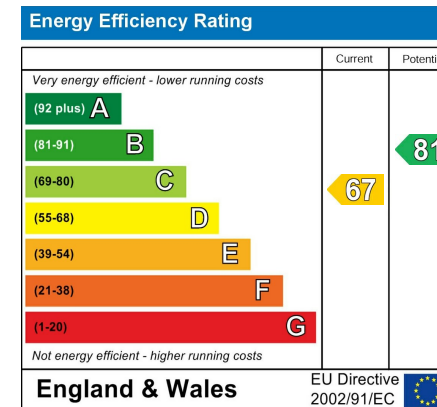
Council Tax band *A*.



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.



The difference between house and home

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