





- Popular Location
- Four Bedrooms
- Close To Amenities
- Unfurnished with White Goods
- Call For More Information
- Link Detached Home
- Driveway and Garage
- Family Home
- Council Tax Band *B*





** Video Tour on our YouTube Channel | <https://youtu.be/R8LAsf-t7xI> **

Jan Forster Estates are delighted to welcome to the market this charming link-detached property, located on Juliet Avenue, North Shields. Boasting two reception rooms and four bedrooms, this property offers ample space for comfortable living. Available from 03/09/24 and unfurnished with white goods.

Internally the property briefly comprises to the ground floor: - entrance porch, hallway, bright and airy lounge with bay window, dining room with box bay window, breakfast area and kitchen with wall and floor units. There is also a handy utility room. To the first floor there are four double bedrooms, a family bathroom WC and a separate WC. The property further benefits from gas central heating and double glazing.

Externally, there is a driveway to the front leading to the integral garage and there is a charming garden to the rear with a lawn and well stocked borders, a perfect space or relaxing or entertaining guests.

The location of this property is without doubt extremely central and you are within easy striking distance of most Tyneside centres. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the coast or Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and the Metro service. For the growing family, the property is well positioned for access to very well-regarded schools.

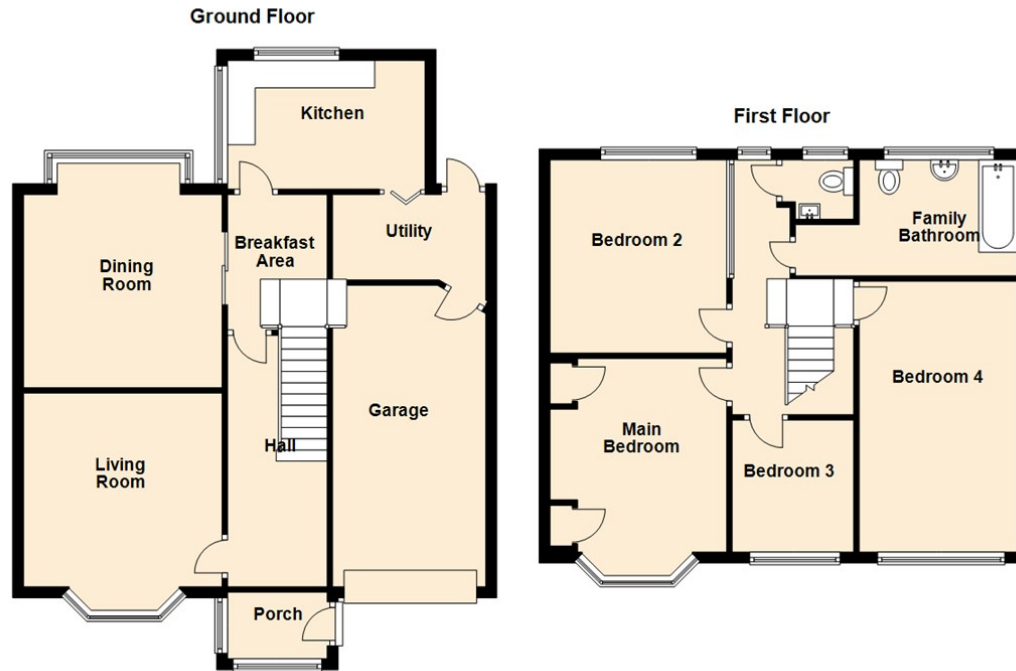
Council Tax band *B*.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

