





- Semi Detached Home
- Available Early June
- New Kitchen and Bathroom
- Council Tax Band *B*
- Call For More Information
- Two Bedrooms
- Unfurnished
- New Carpets Throughout
- Viewing Recommended

 **Jan Forster**

**MORE IMAGES
COMING SOON!**

Viewings being booked... register your interest today

 Call **0191 257 2000** for more information

Jan Forster Estates are delighted to welcome to the rental market this two-bedroom semi-detached house, available early June and situated in a great location.

The Marden Estate itself is known for its peaceful, residential atmosphere and proximity to a wealth of local amenities, making it a highly desirable area to live. Convenient connections to the A19, Tyne Tunnel and Coast Road provide links across the region and excellent public transport options further enhance accessibility. The property is just a few minutes' drive to the beach and is also close to Tynemouth Park, offering a great green space for outdoor activities.

The property is currently undergoing some refurbishment and briefly comprises to the ground floor: - entrance hallway, spacious lounge, and a brand-new kitchen currently being fitted. To the first floor: two well-proportioned bedrooms and a stylish new bathroom.

The home further benefits from gas central heating, new carpets, and a modern finish throughout. Externally, there is a garden to the rear.

For more information and to arrange a viewing, please call our Tynemouth branch on 0191 257 2000.

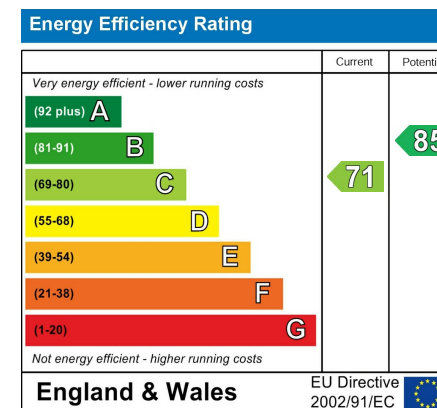
Council Tax band *B*

** More photos to follow as the refurbishment nears completion.

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterestates.com

Gosforth

High Heaton

Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

