





3



2



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- Popular Location
- Terraced Home
- Three Bedrooms
- Close To Amenities
- Rear Yard
- Available End of August
- Unfurnished
- Two Reception Rooms
- Council Tax Band *C*
- Call For More Information





IMMACULATE THREE BEDROOM, SPACIOUS, TERRACED HOUSE with GROUND FLOOR WC in Whitley Bay. Available late August and offered unfurnished,

Forming part of this charming period terrace, a great opportunity is now available for the renter seeking a family home in a great residential area.

Internally, the property is made up of an entrance lobby leading into the hallway. The lounge features a charming bay window and an attractive fireplace, creating a warm and inviting living space. The separate dining room leads to the modern, well-appointed kitchen. A convenient ground floor WC completes the downstairs layout. Upstairs, a split-level landing offers useful storage and leads to three well-proportioned bedrooms. The stylish family bathroom provides a comfortable and contemporary space.

Externally, the home benefits from an enclosed rear yard and a neatly maintained town garden to the front, offering pleasant outdoor areas for relaxation.

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

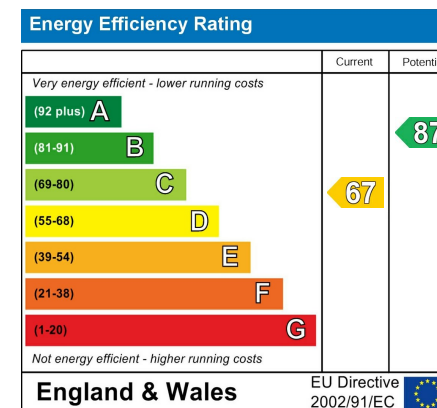
Council Tax Band *C*.



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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