





- Semi Detached House
- Two Reception Rooms
- Ground Floor WC
- Ample Storage
- Unfurnished Basis
- Three Bedrooms
- Off Street Parking
- En-Suite Facility
- New Build Development
- Available NOW





** Video Tour on our YouTube Channel | https://youtu.be/_muVOJZIDwM **

Jan Forster Estates are delighted to present this three bedroom home spread over three floors and situated on the new development of West Meadows, Cramlington. The property is available NOW on an unfurnished basis.

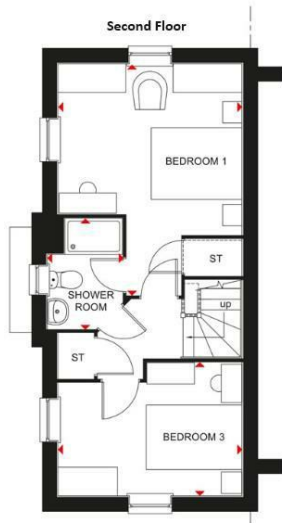
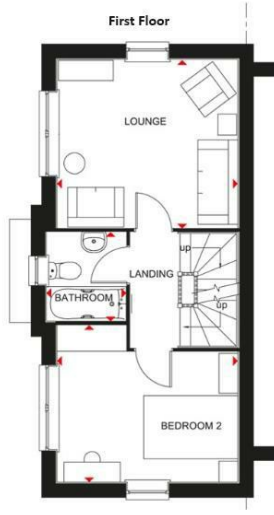
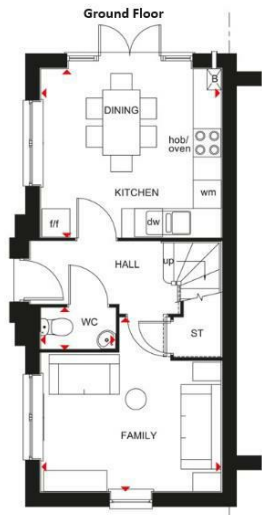
Internally the accommodation is all new throughout and briefly comprises:- entrance hall, downstairs WC, modern kitchen with fitted wall and floor units and French doors opening onto the rear garden and sitting room with storage beneath the stairs. To the first floor there is a bright and airy lounge, a good sized bedroom and a three piece family bathroom with shower over bath. To the second floor there is a further two bedrooms with fitted wardrobes, en-suite and storage space.

Externally there is a driveway to the front and a charming rear garden with patio area and lawn.

This property really must be seen to be appreciated. For more information and to book your viewing, contact our lettings team.

Council Tax band *TBC*





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.

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~~

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(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

