





- **Three Bedrooms**
- **Offered Unfurnished**
- **Pet Friendly**
- **Close To Local Amenities**
- **Video Tour Available**
- **Semi Detached House**
- **Available Mid August**
- **Garden**
- **Good Transport Links**
- **MUST BE VIEWED**





THREE BEDROOMS | UNFURNISHED | AVAILABLE MID AUGUST | INITIAL 12 MONTH TENANCY

Jan Forster Estates are delighted to bring to the rental market this three bedroom semi detached home, which is being offered unfurnished and is available mid August, in High Heaton.

The property is positioned on a corner plot and briefly comprises:- lounge with bay window, dining room, kitchen with fitted wall and floor units and integrated oven and hob, utility area, bathroom WC with shower over the bath, and three good-sized bedrooms. Externally, there are well-stocked wrap-around gardens to the front, side, and rear.

For more information or to book a viewing please call our High Heaton team on 0191 270 1122.

Council Tax Band *C*.



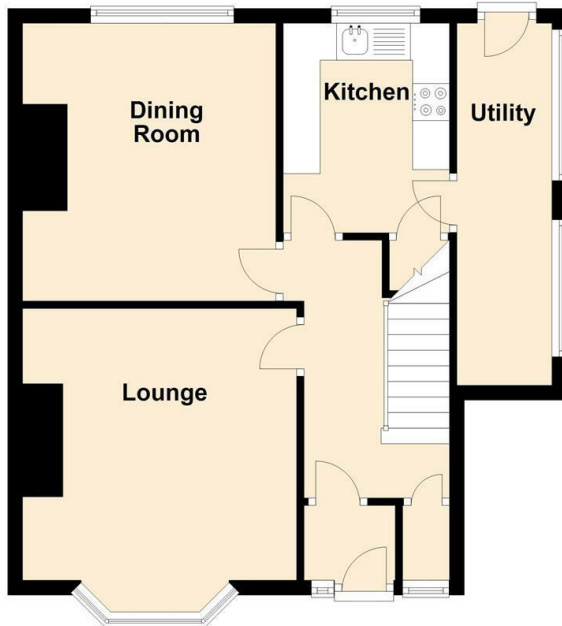
Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



The difference between house and home

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