







3 2 2

- Popular Location
- Available Now
- Detached Family Home
- Three Bedrooms
- Close To Amenities
- Driveway and Garage
- Council Tax Band \*C\*
- Viewing Recommended
- Call For More Information
- Video Tour Available







\*\* Video Tour on Our YouTube Channel | <https://youtu.be/r6Gq-qLUPwU> \*\*

Jan Forster Estates are pleased to bring to the market this three-bedroom detached family home, situated on the highly sought-after Miller Close in Palmersville. Offered on a part-furnished basis and available NOW.

The property is within easy reach of local amenities including shops, schools and public transport links with further amenities offered in Newcastle city centre. You have easy access to the town centre, and other parts of Newcastle can be reached via the Metro station, which is only a few minutes' walk from door.

Internally the property briefly comprises to the ground floor: - entrance hall, modern fitted kitchen, lounge with patio doors to the rear garden, dining room and ground floor WC. To the first floor there are three bedrooms and a modern family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally is a paved driveway to the front with space for two cars, leading to the integral garage and there is a charming rear garden with a generous patio area and lawn.

Viewings are highly recommended on this lovely home which must be seen to appreciate the accommodation on offer. For more information and to book yours, please call our lettings team on 0191 270 1122.

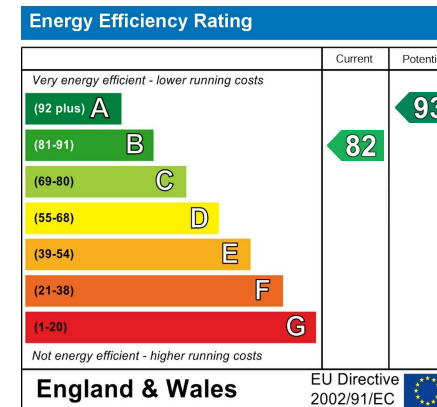
Council Tax band \*C\*.



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.



## The difference between house and home

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<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>



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