





3 1 2

- Detached House
- Part Furnished Basis
- Off Street Parking
- Ground Floor WC
- Three Bedrooms
- Available Mid August
- Ample Storage
- En-Suite Bathroom





IMMACULATE THREE BEDROOM DETACHED HOUSE with OFF STREET-PARKING.

24 Months minimum tenancy. Available Mid August and offered on a part-furnished basis, in Longbenton.

Briefly comprising to the ground floor:- entrance hallway, lounge-diner with bay window, spacious kitchen with fitted units and patio door leading out to the garden, and a ground floor WC. To the first floor there are three good-sized bedrooms, the main with an en-suite shower room, and there is also a modern family bathroom WC with shower over the bath.

Externally, there is an easy to maintain garden to the front, a lawn to the side of the property and a patio area to the rear.

For more information, please call our High Heaton branch on 0191 270 1122.

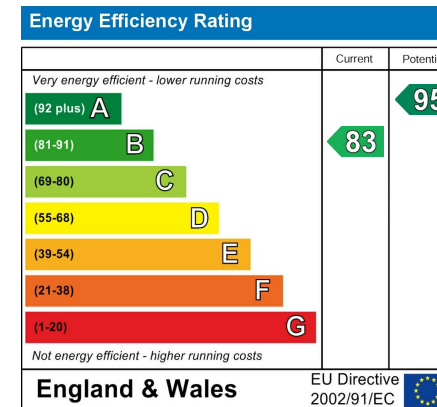
Council Tax Band *C*.



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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