





- Available Now
- Off Street Parking
- Ground Floor WC
- Ample Storage
- ZERO DEPOSIT OPTION
- AVAILABLE
- Three Bedrooms
- Garden
- En-Suite Facility
- New Build Development
- Unfurnished Basis





ZERO DEPOSIT OPTION AVAILABLE. 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 lounge with storage beneath the stairs and French doors opening onto the rear garden. To the first floor there are two good sized bedrooms and a three piece family bathroom with shower over bath. To the second floor there is the main bedroom 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 on 0191 270 1122.

Council Tax band *C*

Lomond on behalf of Lloyds Living, part of Lloyds Banking Group operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed.

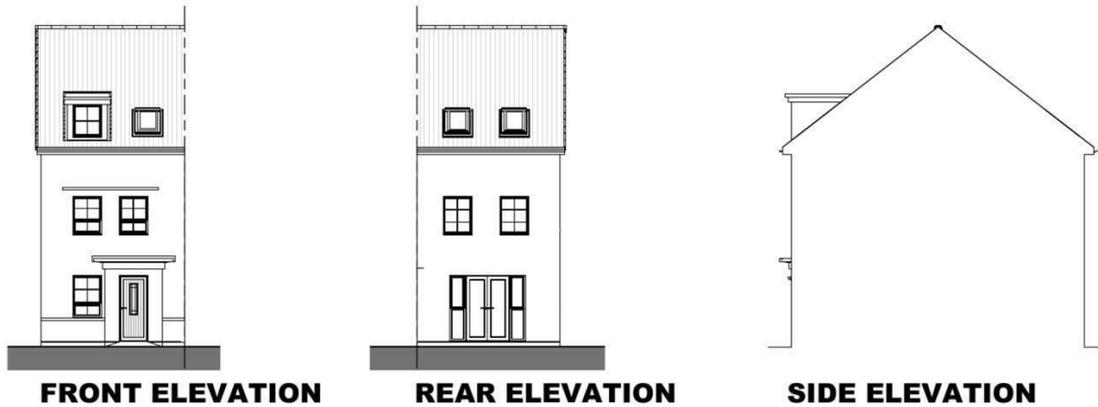
Internal CGIs are indicative and to be used as guidance only



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.

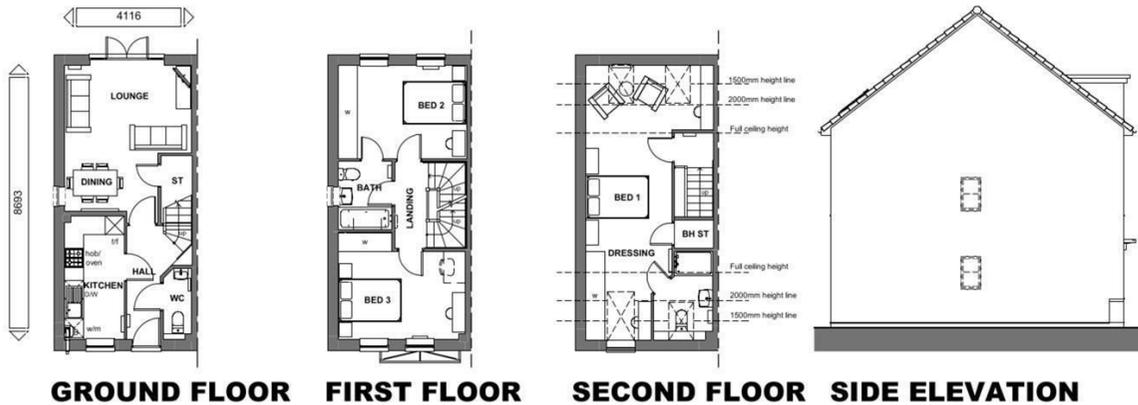
Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline 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.



FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

SIDE ELEVATION

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	

The difference between house and home

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Property Management Centre 0191 236 2680