





4



1



2

- Detached House
- Available Mid October
- Gardens to Front & Rear
- Office Space
- Sought After Location
- Four Bedrooms
- Part Furnished Basis
- Modern Interior Throughout
- Two En-Suites
- MUST BE VIEWED





**** Video Tour on our YouTube Channel | <https://youtu.be/gsm0DIZvA8M> ****

Jan Forster Estates are delighted to present to the market this four bedroom detached family home on the highly sought after Ramshaw Close in Haydon Grange. The property is nestled in a quiet cul-de-sac and is in very close proximity to the local nature reserve. The house is available Mid October on a part furnished basis.

The property briefly comprises:- entrance hall with ground floor WC, dual aspect lounge with feature fireplace, dining room, modern kitchen with fitted wall and floor units, utility room, office space and large sun room. The first floor boasts four good-sized bedrooms; two of which with an en-suite facilities, and there is also a stylish three-piece family bathroom WC. Externally, there is a small garden to the front with driveway to the side to accommodate multiple vehicles leading to the detached double garage. To the rear, there is a westerly facing lawned garden with patio area- perfect for entertaining during those long summer nights. The property also boasts gas central heating, double glazing and ample storage.

For more information and to book a viewing, please call our Heaton branch on 0191 270 1122.

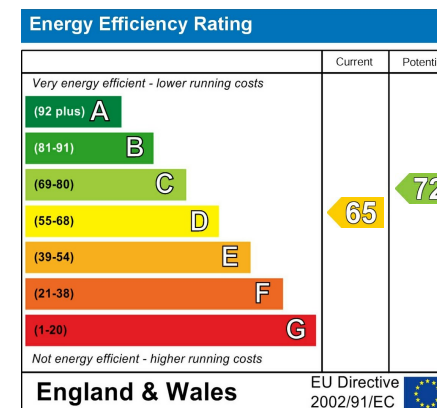
Council Tax band: F



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

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.



www.janforsterestates.com

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

