





- Three Bedrooms
- Part Furnished
- Downstairs WC
- Transport Links Nearby
- Viewing Recommended
- Available Late October
- Semi Detached House
- Close to Local Amenities
- Council Tax Band *B*
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/1HV0JH5Lx-w> ****

Jan Forster Estates are pleased to offer to the market this well-presented, end of terrace house situated on a corner plot, in Longbenton. Available late October on an unfurnished basis.

Conveniently located for access to all local amenities and transport links, including prime bus routes and the Metro service.

Internally the property briefly comprises: - entrance porch, ground floor WC, bright and airy lounge and kitchen with fitted units and French doors onto the rear garden. To the first floor there are two good-sized bedrooms and a three-piece bathroom/w.c. with overhead shower.

Externally there is an easy to maintain garden to the front and there is a spacious garden to the rear with a patio area, lawn and planted borders. There is also an allocated parking space.

We anticipate a high level of viewings on this charming home. To book yours or for more information, please call our Heaton team on 0191 270 1122.

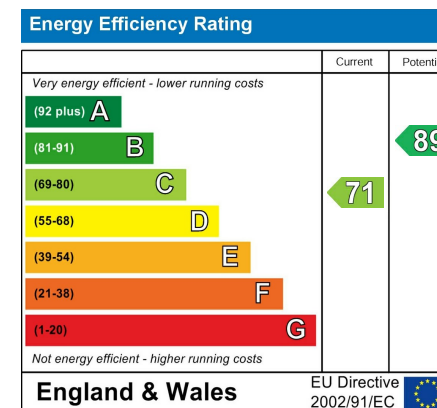
Council Tax band: B



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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