



 **Jan Forster**

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Garth Twenty Seven | Killingworth | Newcastle Upon Tyne | NE12 6AW
£950 Per Calendar Month



 Jan Forster



- Three Bedrooms
- Offered Unfurnished
- Sought After Location
- Close to Local Amenities
- Council Tax Band: A
- End Terraced House
- 12 Months Minimum Tenancy
- Close to Transport Links
- Available End of October
- Newly installed Bathroom & Kitchen



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UNFURNISHED | THREE BEDROOMS | END TERRACE HOUSE

Jan Forster Estates are delighted to bring to the rental market this three-bedroom end terrace house. Available at the end of October and offered on an unfurnished basis, in a popular area of Killingworth.

This property enjoys a prime location, surrounded by a wealth of local amenities, including a variety of shops, food vendors and supermarkets. There are also excellent leisure facilities close by, such as Killingworth Lakeside Centre and Weetslade Country Park. For those seeking further convenience, quick access to major routes makes Newcastle city centre and the coastline easily accessible.

Briefly comprising to the ground floor: -entrance hallway, ground floor WC, kitchen with fitted wall and floor units and a spacious lounge with French doors out to the rear. To the first floor there are three bedrooms and a family bathroom WC. Further benefits include gas central heating and double glazing.

Early viewings come recommended. For more information, please call our Forest Hall branch on 0191 605 3134.

Council Tax band: A





The difference between house and home

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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

