



 **Jan Forster**



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- Popular Location
- Two Double Bedrooms
- Part Furnished
- Close To Amenities
- Allocated Parking Bay
- Terraced Home
- Available Now
- Front and Rear Gardens
- Council Tax Band: A
- Call For More Information



 **Jan Forster**

**MORE IMAGES
COMING SOON!**

Viewings being booked... register your interest today



Call **0191 270 1122** for more information

This charming, two-bedroom terraced home is located on the popular Cawfields Court, in Longbenton. The property is available for immediate occupancy on a part furnished basis.

Recently redecorated, this home boasts a fresh and inviting atmosphere, perfect for modern living. The newly fitted carpets throughout the property add a touch of comfort and elegance, ensuring a warm and welcoming environment.

The ground floor features an entrance hallway, a modern kitchen fitted with wall and floor units and equipped with an integrated oven and hob. The lounge is a bright and airy space with French doors that open out to the rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, there are two generously sized double bedrooms, and a stylish modern bathroom complete with a shower over the bath. The property further benefits from gas central heating and double glazing throughout.

Externally, the home offers an easy-to-maintain garden to the front, and the rear garden includes a lawn and attractive planted borders, allocated parking bay, providing a pleasant outdoor space to relax or entertain.

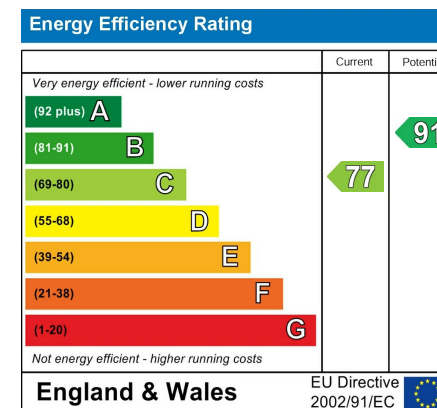
For more information and to book a viewing, please call our Heaton branch on 0191 270 1122.

Council Tax Band: A

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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