



 **Jan Forster**

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West Farm Wynd | Longbenton | Newcastle Upon Tyne | NE12 8UH

£1,100 Per Calendar Month



- End of Terrace House
- Offered Furnished
- Allocated Parking
- Popular Area
- Transport Links
- Available Late May
- Three Bedrooms
- Rear Garden
- Local Facilities
- Council Tax Band: B





Jan Forster Estates present to the rental market this three-bedroom, end-of-terrace house, positioned in a desirable area in Longbenton. The property is available from late May and is offered on a furnished basis.

This home boasts a great location, offering effortless access to a great range of local amenities and handy transport links. The nearby metro service provides convenient, direct routes to Newcastle city centre and the coast. In addition, Quorum Business Park, a variety of local shops, and a well-equipped gym are all just a short distance away, ensuring everything you need is within easy reach.

The accommodation briefly comprises to the ground floor: a welcoming lounge leading through to the well-appointed kitchen-diner fitted with a range of wall and base units, an integrated oven and hob, and French doors opening out to the rear garden- ideal for both everyday living and entertaining. To the first floor, the landing provides access to three bedrooms along with a family bathroom WC featuring a shower over the bath.

Externally, the property benefits from allocated parking and a private, lawned garden to the rear, offering a pleasant outdoor space to relax and unwind.

For more information and to book a viewing, please call our team on 0191 236 2070.

Council Tax Band: B



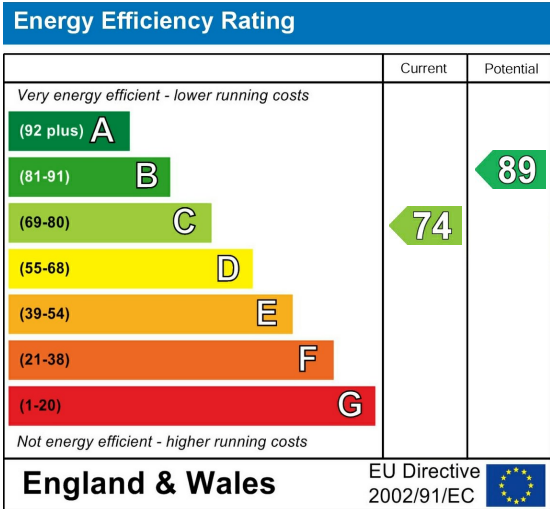
Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded 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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Contact Us: 0191 236 2070