

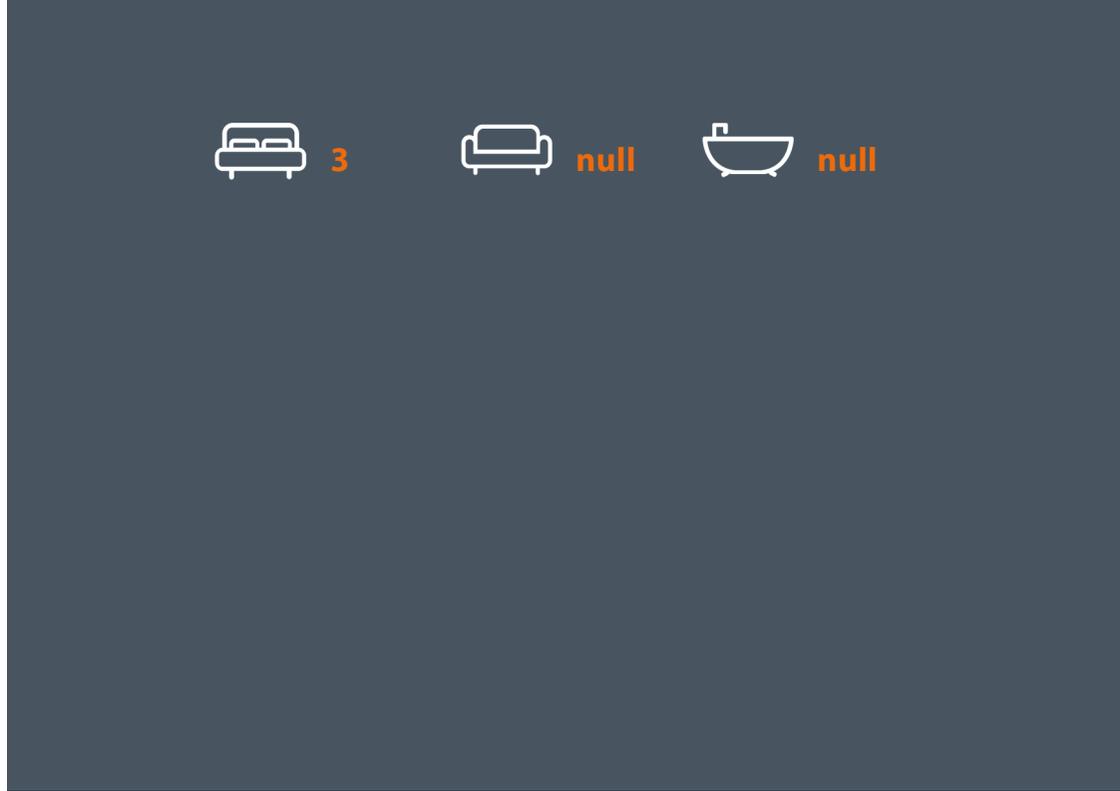


 **Jan Forster**

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Thropton Terrace | | Newcastle Upon Tyne | NE7 7HT

£1,100 Per Calendar Month





This well-presented three-bedroom terraced home is available early April and comes fully furnished, making it ideal for families or professionals looking for a comfortable and convenient place to live.

The property features a bright and spacious conservatory, providing additional living space and plenty of natural light. Inside, there is a welcoming living area along with a separate dining room, perfect for family meals or entertaining guests.

Upstairs, the home offers three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from both front and rear gardens, offering outdoor space for relaxing or gardening.

Situated in a popular location, the property enjoys excellent transport links and easy access to a wide range of local amenities, including shops, schools, and parks.

This charming home combines space, comfort, and convenience, making it a great rental opportunity.

For more information please call our team on 0191 236 2070.

Council Tax Band: A





The difference between house and home

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www.janforsterestates.com

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Contact Us: 0191 236 2070

