

Jan Forster

Vallum Place | Throckley | Newcastle Upon Tyne | NE15 9LW

£1,100 Per Month



3 1 1

- Semi Detached Home
- Available Now
- Furnished/Unfurnished
- Off Street Parking
- Rear Garden
- Ground Floor WC
- Great Transport Connections
- Early Viewing Recommended
- Call For More Information







THREE-BEDROOM SEMI-DETACHED HOME | AVAILABLE NOW | DRIVEWAY PARKING | REAR GARDEN | FURNISHED OR UNFURNISHED

This well-presented, three-bedroom semi-detached home is available now and offered on a furnished or unfurnished basis. Vallum Place is ideally positioned for access to excellent transport links, the property is conveniently located for the A1 and Newcastle International Airport, while Newcastle city centre is less than 7 miles away.

The ground floor comprises an entrance hallway leading to a modern kitchen dining room with fitted units and an integrated oven and hob, a comfortable lounge with French doors opening onto the rear garden, and a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms, together with a family bathroom and WC.

Externally, the property benefits from off-street driveway parking to the front, while the rear garden provides a private outdoor space.

Vallum Place also benefits from plenty of nearby open green spaces and walking routes, making this an appealing home for those seeking a balance of convenience and outdoor space, with excellent commuter connections close at hand.

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

Council Tax Band: B

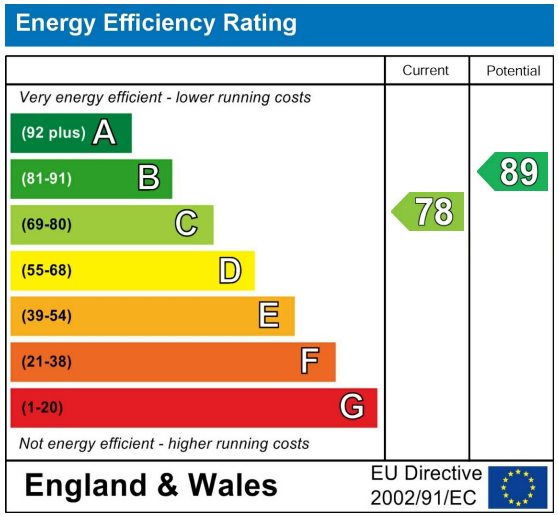




Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded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