



 Jan Forster

 Jan Forster

Cawfields Court | | Newcastle Upon Tyne | NE12 8UX

£1,200 Per Month



- Available Now
- Popular Location
- Three Bedrooms
- Allocated Parking
- Viewing Recommended
- Furnished
- Two Reception Rooms
- Front and Rear Gardens
- Close To Amenities
- Call For More Information





This well presented, extended, three-bedroom semi-detached home is located on the popular Cawfields Court, in Longbenton. The property is available now on a furnished basis.

The ground floor features an entrance lobby, bright and airy lounge and a kitchen fitted with wall and floor units and an integrated oven and hob, along with French doors that open out to the rear garden, creating a seamless flow between indoor and outdoor living. There is also a handy second reception room.

To the first floor there are three good sized bedrooms, and a stylish bathroom WC 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 to the rear there is a garden with a decked area and a lawn. There is also allocated parking.

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.

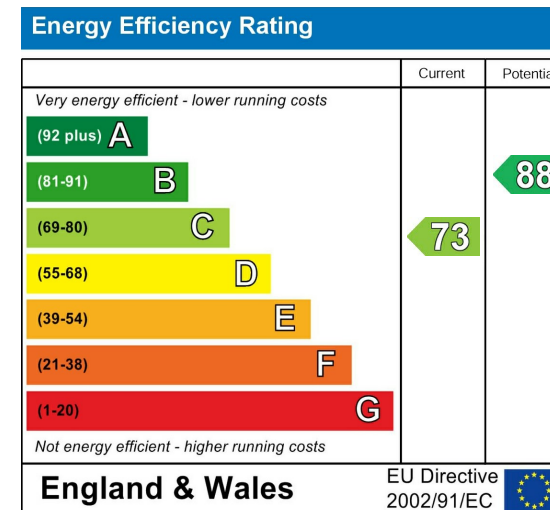
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance 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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

www.janforsterestates.com



Contact Us: 0191 236 2070

