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- Popular Location
- Available Late October
- Private Rear Garden
- Close To Amenities
- Viewing Recommended
- Part Furnished
- Two Bedrooms
- Close to Riverside
- Council Tax Band: B
- Call For More Information





Jan Forster Estates are delighted to offer to the rental market this well-presented two-bedroom terraced house, situated within the highly sought-after Staithes development. Available from late October on a part-furnished basis, this attractive property would make an ideal home for a professional couple, small family or those looking for a modern property in a popular residential location.

Nestled on the scenic South bank of the River Tyne in Gateshead, this exceptional development features beautifully designed homes, which have been thoughtfully crafted to offer both style and sustainability.

Ideally located near the historic Dunston Staiths, a Grade II listed structure, the development offers a stunning Riverside location and is convenient for access to local amenities. The homes have been designed with a focus on pedestrian-friendly spaces and communal landscaped courtyards.

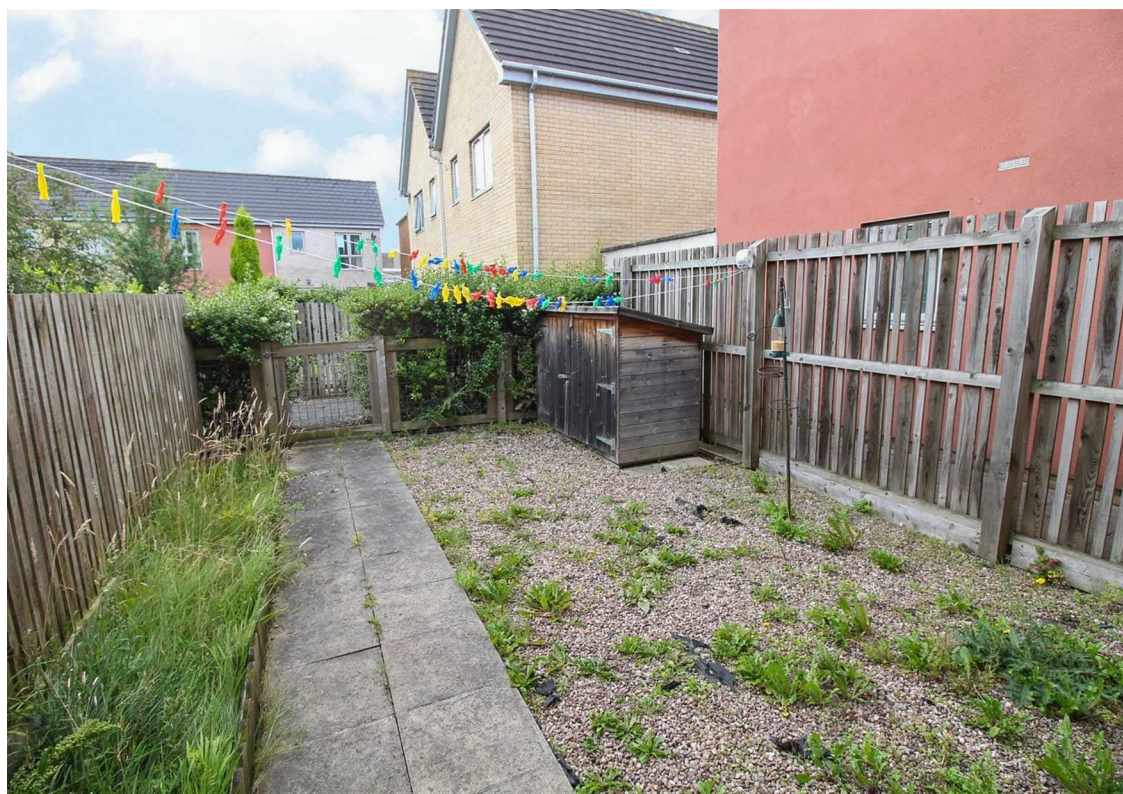
The property briefly comprises to the ground floor: an entrance hall, convenient cloakroom/WC, and a bright open-plan lounge and kitchen. The kitchen is fitted with a range of units and benefits from an integrated oven and hob. French doors provide direct access to the rear garden, creating a pleasant connection between the living space and outside area.

To the first floor are two good-sized bedrooms and a modern three-piece family bathroom/WC, complete with a shower over the bath.

Externally, the property benefits from a private rear garden, providing an ideal space for outdoor relaxation, together with allocated parking.

For further information or to arrange a viewing, please contact the Jan Forster Estates 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.

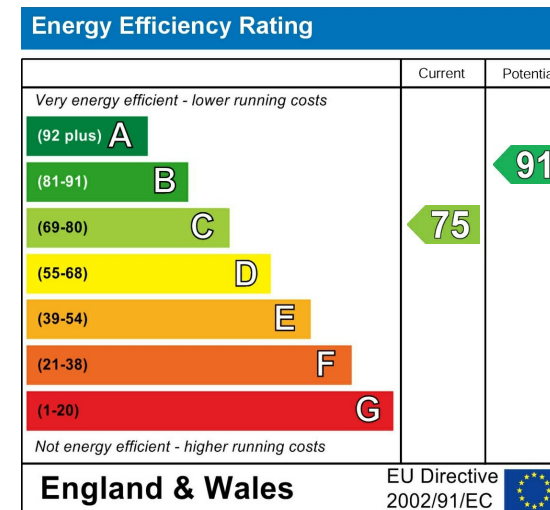
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance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



Contact Us: 0191 236 2070

