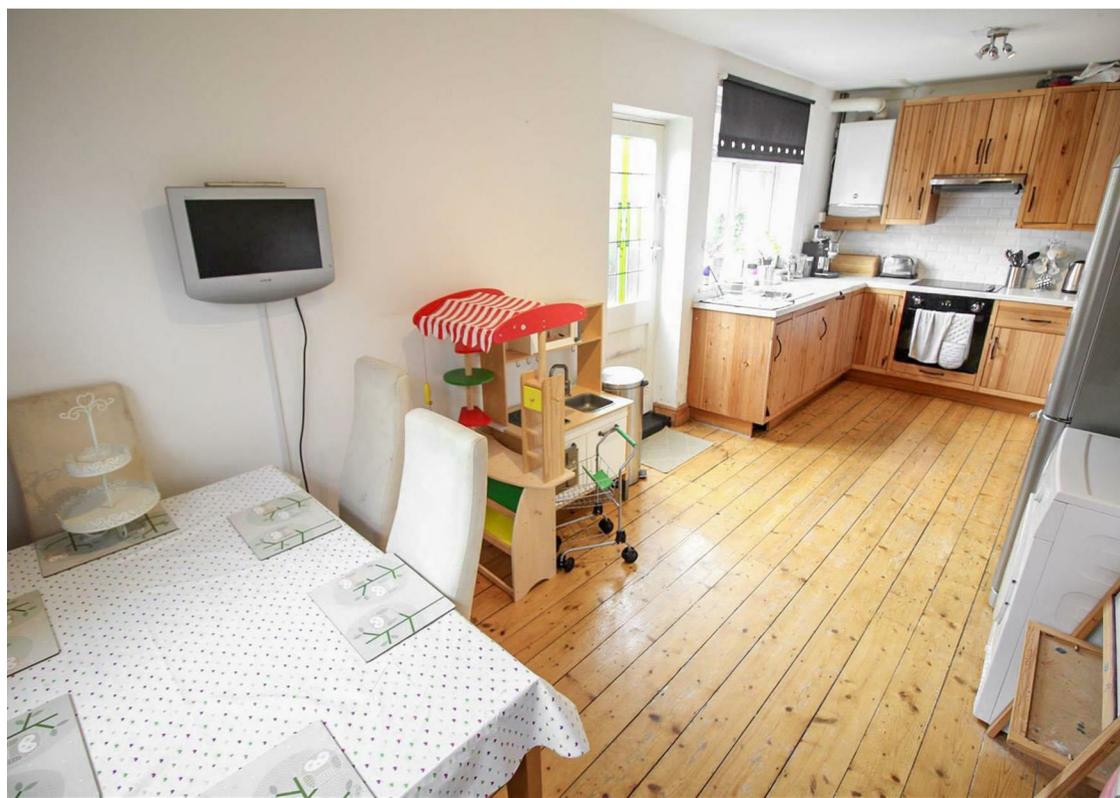






3  1  1 

- Semi-Detached House
- Unfurnished
- Three Bedrooms
- Central Tynemouth
- Transport Links
- Available Early-Mid April
- Well-Presented
- Front & Rear Gardens
- Local Facilities
- Council Tax Band: C





AVAILABLE EARLY-MID APRIL | UNFURNISHED | CENTRAL LOCATION

Jan Forster Estates welcome to the lettings market this charming semi-detached house, situated on Felton Terrace in the heart of the ever-desirable Tynemouth. The property is offered unfurnished and is available from early-mid April.

Tynemouth Village is one of the region's most sought-after locations, offering an exceptional blend of charm, convenience, and coastal living. Residents enjoy a vibrant selection of local amenities, including independent shops, cafés, bars, and restaurants, all just moments from the stunning coastline, Tynemouth Priory and Castle. Picturesque green spaces add to the area's appeal, while excellent public transport links- regular bus routes and the metro, provide easy access to Newcastle city centre and surrounding areas. This desirable setting truly offers the ultimate coastal lifestyle.

The accommodation briefly comprises on the ground floor: an inviting entrance hallway, a bright and airy lounge, and a well-appointed kitchen-diner with direct access to the rear garden. To the first floor, off the landing, there are three bedrooms and a family bathroom WC. Externally, the property offers a charming front garden with mature shrubs, while the rear garden features a lawned area surrounded by established greenery- perfect for alfresco dining and relaxing during the warmer months. As expected, the home benefits from gas central heating and double glazing throughout, ensuring year-round comfort and efficiency.

Viewings are highly recommended. For more information or to book your viewing, please call our office on 0191 236 2070.

Council Tax Band: C





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

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 |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Contact Us: 0191 236 2070

