



 Jan Forster

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Daffodil Gardens | Cramlington | Newcastle upon Tyne | NE23 8FT

£1,500 Per Month



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- Available Now
- Detached Property
- Three Bedrooms
- Ground Floor WC
- Call For More Information
- Furnished or Unfurnished
- Corner Plot
- Two Bathrooms
- Viewing Recommended



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A modern three-bedroom detached home located in the sought-after Daffodil Gardens, in Cramlington. The property is available now on a furnished or unfurnished basis to suit individual requirements.

The location is well-connected with convenient access to the A19 and A1, providing straightforward travel to Newcastle, the coast, and surrounding areas. The nearby Manor Walks Shopping Centre, leisure facilities and green open spaces further add to the appeal of this well-positioned home, making it ideal for families and professionals alike.

Occupying a desirable corner plot, the accommodation briefly comprises an entrance hallway, spacious lounge, and a modern kitchen dining room with French door access to the rear garden, creating an ideal space for both everyday living and entertaining. There is also a handy ground floor WC.

To the first floor there are three bedrooms, the main bedroom benefitting from a modern en suite, together with a contemporary family bathroom WC. Further benefits include gas central heating and double glazing.

Externally, the property offers easy to maintain front and side gardens, while the enclosed rear garden features a patio area and lawn.

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

Council Tax Band: C.



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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.

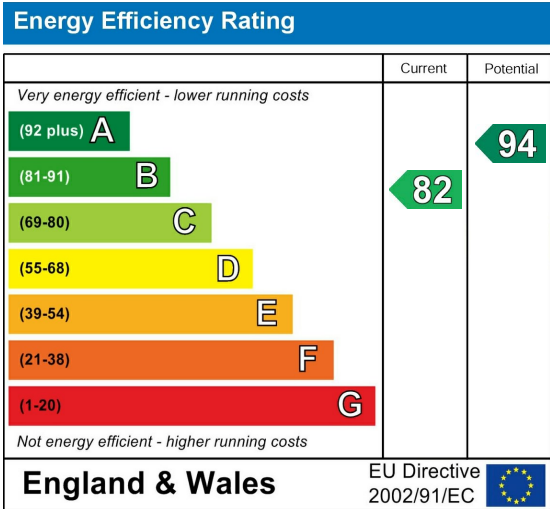
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance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