





- **Three Bedrooms**
- **Unfurnished**
- **Ground Floor WC**
- **Council Tax Band: A**
- **Viewing Recommended**
- **Available NOW**
- **Terraced House**
- **Front and Rear Gardens**
- **Close To Amenities**
- **Call for More Information**





This well presented, mid-terrace home situated in the highly sought after Thropton Terrace, High Heaton is a fantastic family home with a spacious rear garden.

The location of the property makes it convenient for access to all local amenities including schools, shops, local hospitals, supermarkets, restaurants, parks and the DWP. Additionally there are excellent transport links that make it quick and easy to access further amenities offered in Newcastle city centre and surrounding areas.

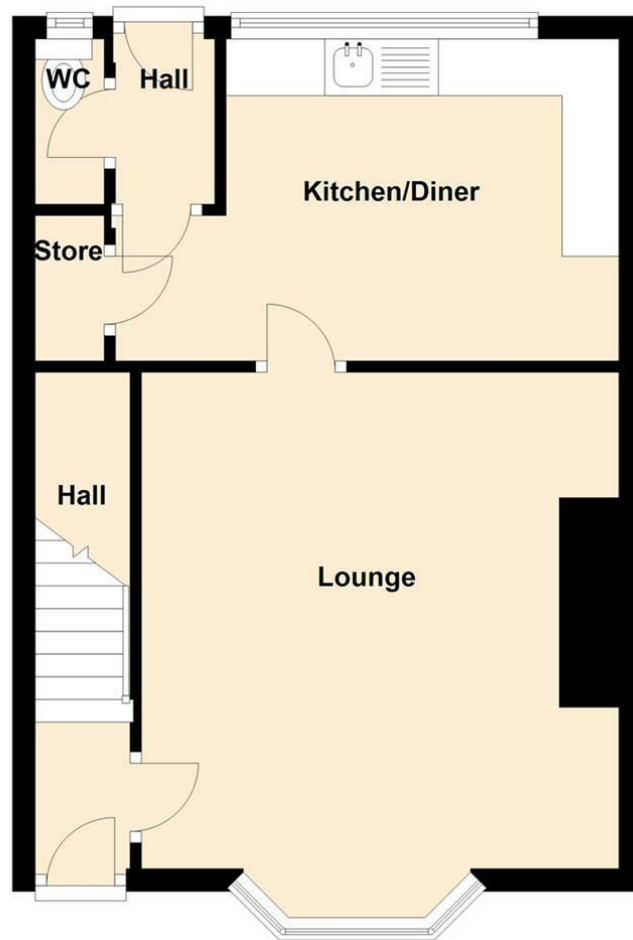
The property briefly comprises:- entrance hallway, light and airy lounge, kitchen/diner, downstairs WC and added storage. To the first floor there are three good sized bedrooms and a family bathroom. Externally there is a front garden along with a spacious garden to the rear, perfect for those alfresco evenings. The house also benefits from gas central heating and ample storage

This property must be viewed to appreciate the standard of accommodation on offer. We anticipate high levels of viewings, to arrange yours or for more information please call our Heaton branch 0191 270 1122.

Council Tax Band: A



Ground Floor



The difference between house and home

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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(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



www.janforsterestates.com

