



 Jan Forster

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Chapel Place | Seaton Burn | NE13 6EX  
£800 Per Calendar Month



 Jan Forster

 2       1       1

- End Terraced House
- Available Mid April
- Two Bedrooms
- Popular Area
- Transport Links
- Well-Presented
- Offered Unfurnished
- Off-Street Parking
- Local Facilities
- Council Tax Band: A



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## TWO BEDROOMS | UNFURNISHED | AVAILABLE MID APRIL

Jan Forster Estates welcome to the rental market this well-presented, two-bedroom, end of terrace house, positioned on the popular Chapel Place in Seaton Burn. The property is available mid April on unfurnished basis.

This home enjoys an excellent location close to a wide range of local amenities. It sits within easy reach of highly regarded schools and offers effortless access to the A1, making it ideal for commuters. A variety of shops and scenic parks are just a short distance away. Reliable public transport links connect you to Gosforth High Street and Newcastle city centre, where you can find further amenities.

Internally, the accommodation briefly comprises: entrance porch, spacious lounge-diner with a feature fireplace, a well-appointed kitchen with floor and wall units, integrated appliances and a door leading to the rear yard, as well as a modern four-piece family bathroom WC with a stand alone shower. Off the landing to the first floor, you are presented with two good-sized bedrooms. Further benefits include double glazing and gas central heating.

Externally, there is a town garden to the front whilst to the rear, you can find an easy to maintain yard, which provides convenient off-street parking.

To book a viewing or for more information, please call our Gosforth team on 0191 236 2070.

Council Tax Band: A





## The difference between house and home

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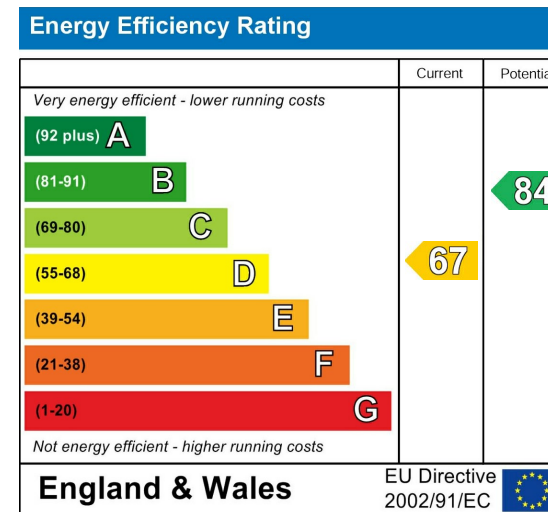


[www.janforsterestates.com](http://www.janforsterestates.com)

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.



Contact Us: 0191 236 2070

