





4



1



2

- Available End of August
- Fully Furnished
- Four Bedrooms
- Detached Home
- Garage & Driveway
- Ground Floor WC
- Utility Area
- En Suite Facility
- Balcony
- Call For More Information





**** Video Tour Available on our YouTube Channel | <https://youtu.be/qdbPWRky4mM> ****

FOUR BEDROOMS | AVAILABLE LATE AUGUST | FULLY FURNISHED

An immaculately presented and well-proportioned four bedroom detached property on the ever-desirable Great Park, Gosforth. Available end of August on a furnished basis.

Located on Ringlet Drive, the family home has easy access to a wealth of local amenities including well regarded schools, parks and the A1 motorway, with further amenities accessed via regular bus routes in Gosforth & Newcastle city centre.

Internally the accommodation is tastefully decorated. Briefly comprising: - entrance hallway with internal garage access, lounge, open plan kitchen diner with floor and wall units and French doors onto the garden. Utility with further garden access and ground floor WC.

Off the landing to the first floor there are four generous bedrooms, bedrooms one and two with access to the balcony and bedroom one with en suite shower room. There is also the family four-piece bathroom with stand-alone shower.

Externally there are gardens to both the front and rear along with driveway leading to an integral garage. For more information and to book your viewing please call our team on 0191 236 2070.

Council Tax band: E



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.

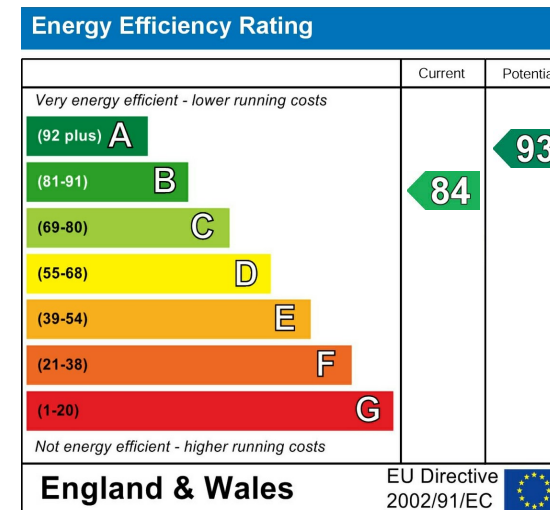
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance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

