



 Jan Forster

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Oakwood | Leam Lane Estate | Gateshead | NE10 8LW
£925 Per Calendar Month



- Popular Location
- Three Bedrooms
- Close To Amenities
- Council Tax Band: B
- Call For More Information
- End of Terrace
- Unfurnished
- Garage
- Viewing Recommended
- Available Mid April





This charming, three-bedroom end of terrace home, available from mid-April on an unfurnished basis.

Situated in the highly sought-after Leam Lane area of Gateshead, the property benefits from a convenient location close to a wide range of local amenities, excellent transport links, and well-regarded schools - making it ideal for families and professionals alike.

The accommodation briefly comprises a welcoming entrance hall, leading into a bright and spacious open-plan lounge - perfect for relaxing or entertaining. To the rear, there is a generously sized kitchen/diner offering ample storage and dining space. Upstairs, the property boasts three well-proportioned bedrooms along with a modern family bathroom/WC.

Externally, the home benefits from a garage and gardens to both the front and rear, providing outdoor space for leisure and enjoyment.

Early viewing is highly recommended to fully appreciate the quality and location of this lovely home.

For further information or to arrange a viewing, please contact our Gosforth office on 0191 236 2070.

Council Tax Band: B





The difference between house and home

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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		87
(69-80) C	73	
(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

