





3



2



1

- Three Bedrooms
- Available 1st December
- Council Tax Band *D*
- Off Street Parking
- Sought after location
- Semi Detached House
- Furnished
- Garage
- Garden
- Fully Refurbished





Located on the ever desirable Melton Park in Gosforth is this well proportioned three bedroom semi detached property that has just been fully refurbished including a new kitchen & bathroom. The home does come furnished and is available for let December 1st 2019.

The property has easy access to a wealth of local amenities including well regarded schools, shops, public transport links and great A1 motorway access.

Internally the accommodation briefly comprises:- entrance porch, entrance hallway with storage, lounge with bay window and fireplace, dining kitchen with French doors leading to the private rear garden and an integral garage. To the first floor there are three generous bedrooms, including the master bedroom with built-in storage, as well as the bathroom WC with stand alone shower. The property benefits from double glazing and gas central heating. Externally there is a good sized driveway, garage, and a substantial mature well stocked rear garden.

For more information and to book your viewing please call our Gosforth lettings team on 0191 236 2070.





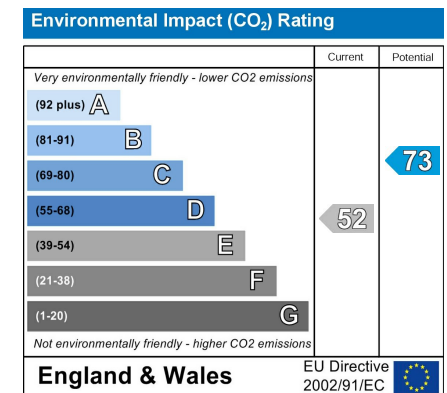
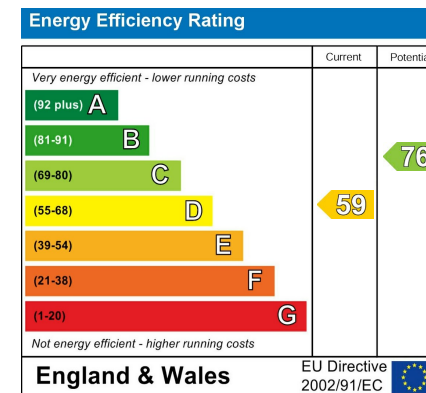
The difference between house and home

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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.



Gosforth	0191 236 2070
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Low Fell	0191 487 0800
Tynemouth	0191 257 2000
Whitley Bay	0191 251 3000
Property Management Centre	0191 236 2680