





- Riverside Townhouse
- En-Suite Facility
- Stunning River Views
- Allocated Parking to Rear
- Excellent Transport Links
- Four Bedrooms
- Part Furnished
- Available January 2021
- Highly Sought After Location
- Viewings Essential





\*\* Video Tour on Our YouTube Channel | [https://youtu.be/SDFxQczk\\_rQ](https://youtu.be/SDFxQczk_rQ) \*\*

Four bedroom townhouse with stunning river views offered part-furnished AVAILABLE NOW in The Staithes, Dunston. Council Tax Band \*D\*.

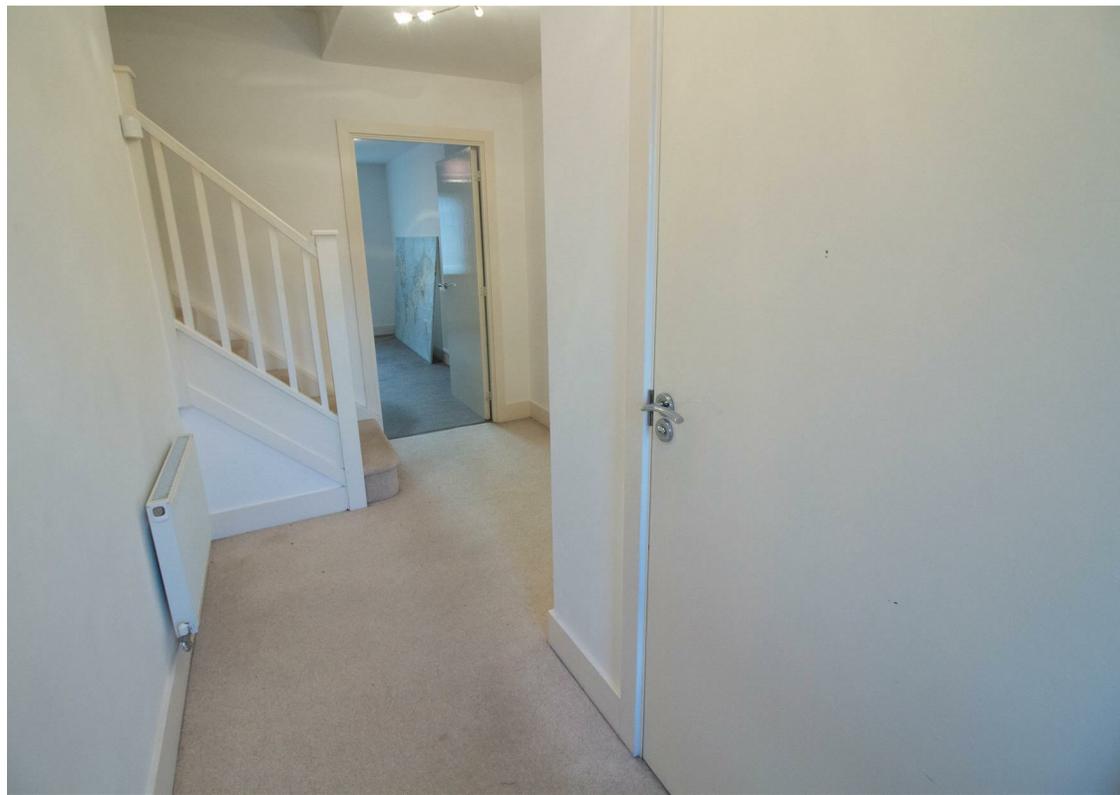
Situated on this prestigious riverside development with stunning open views of the River Tyne this spacious, modern four bedroom townhouse occupies an enviable position. The accommodation is situated over three floors and briefly comprises, to the ground floor:- hallway, WC, lounge/diner with French doors to rear garden and breakfasting kitchen with fitted wall and floor units. To the first floor there is a bedroom and three piece modern bathroom with shower over the bath and the second floor consists of the main bedroom with en-suite shower room and a further two bedrooms.

Enjoying an elevated position from the riverside walkway, there are well maintained, lawned gardens to front and rear with allocated rear parking.

This property simply must be viewed to be appreciated to a high standard. To book your viewing or for more information, please call our Low Fell team on 0191 487 0800.

#### Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.





## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 Forest Hall 0191 605 3134  
 High Heaton 0191 270 1122  
 Low Fell 0191 487 0800  
 Tynemouth 0191 257 2000  
 Whitley Bay 0191 251 3000  
 Property Management Centre 0191 236 2680



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