







- **FULLY REFURBISHED**
- **Three Bedrooms**
- **South Facing Rear Garden**
- **Council Tax Band \*B\***
- **Call For More Information**
- **Sought After Location**
- **Terraced Home**
- **MUST BE VIEWED**
- **Unfurnished**







\*\* Video Tour on our YouTube Channel | <https://youtu.be/26sFGC6wMdl> \*\*

Situated on Epsom Court, this fully refurbished terraced house is truly a home to be proud of, with a 15ft kitchen diner and a South facing rear garden. Offered unfurnished.

Located in the ever popular Kingston Park which has easy access to a wealth of local amenities including schools, shops, retail parks, local superstore, and excellent transport links including the Metro.

The property briefly comprises:- entrance hallway with solid oak double doors onto the lounge with under stair store, recently installed kitchen diner with some integrated appliances as well as an electric hob and access to the rear garden through French doors. Off the landing, to the first floor, there are three generous bedrooms; bedrooms two and three with fitted storage, and there is a three piece family bathroom with shower over the bath.

Externally, the property boasts a low maintenance garden to the front overlooking the green as well as an enclosed South facing rear garden with composite decking and artificial lawn; ideal for entertaining during those warm summer nights.

Viewing comes highly recommended to appreciate the standard and location of this property. For more information and to book your viewing please call our Gosforth team on 0191 236 2070.

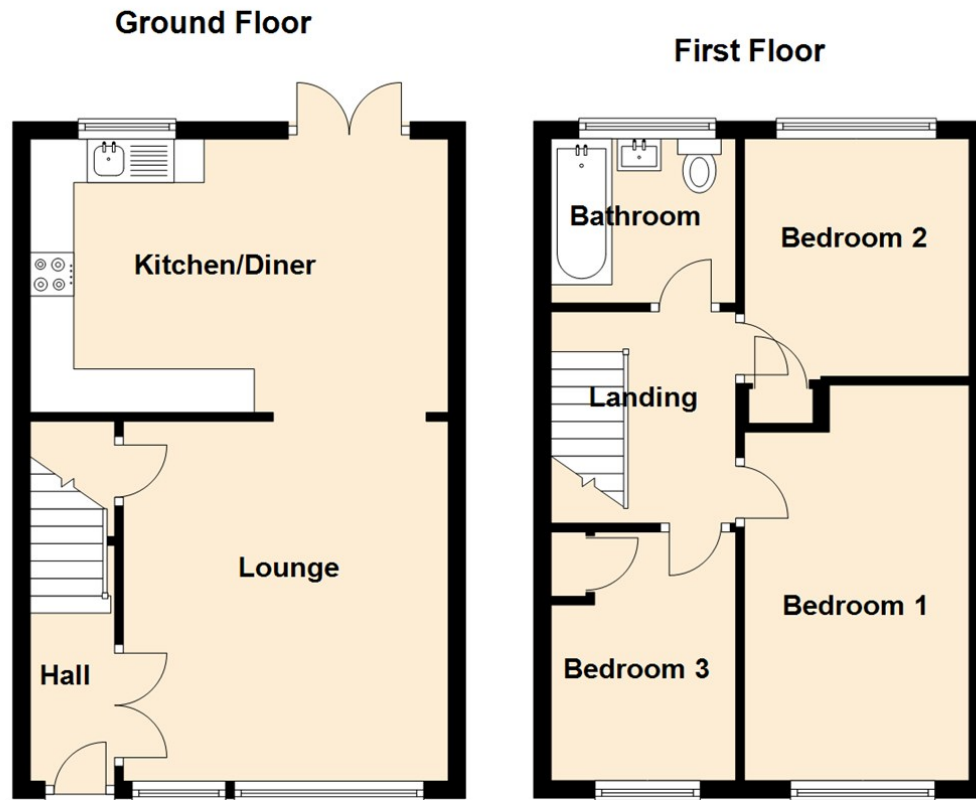
Council Tax Band \*B\*.



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>                          |                         | <b>90</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>74</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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## The difference between house and home

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|                                   |                      |
|-----------------------------------|----------------------|
| <b>Gosforth</b>                   | <b>0191 236 2070</b> |
| <b>Newcastle</b>                  | <b>0191 284 4050</b> |
| <b>High Heaton</b>                | <b>0191 270 1122</b> |
| <b>Tynemouth</b>                  | <b>0191 257 2000</b> |
| <b>Low Fell</b>                   | <b>0191 487 0800</b> |
| <b>Property Management Centre</b> | <b>0191 236 2680</b> |



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