



 Jan Forster

 Jan Forster

Elder Drive | Fenham | Newcastle Upon Tyne | NE4 9AG
£1,150 Per Calendar Month



3



1



2

- Semi Detached Home
- Available Mid-Late October
- Three Bedrooms
- Driveway
- Viewing Recommended
- Popular Location
- Unfurnished
- Two Bathrooms
- Integral Garage
- Call For More Information





THREE BEDROOMS | SEMI-DETACHED HOME | GARAGE & OFF-STREET PARKING

Jan Forster Estates are delighted to present this well-proportioned three-bedroom semi-detached home, ideally situated on Elder Drive in Fenham. Available mid to late October and offered unfurnished, the property provides spacious and versatile accommodation, making it an excellent choice for a family or professional tenants.

The property briefly comprises an entrance hallway leading into a bright and spacious open-plan lounge leading to the kitchen dining room, fitted with a range of wall and floor units, along with integrated appliances.

To the first floor, there are three bedrooms, the main with an en suite, together with a family bathroom WC.

Externally, the property benefits from a private rear garden, providing an ideal outdoor space to relax and enjoy, while to the front there is a driveway offering valuable off-street parking, along with a garage.

For further information or to arrange a viewing, please contact 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.

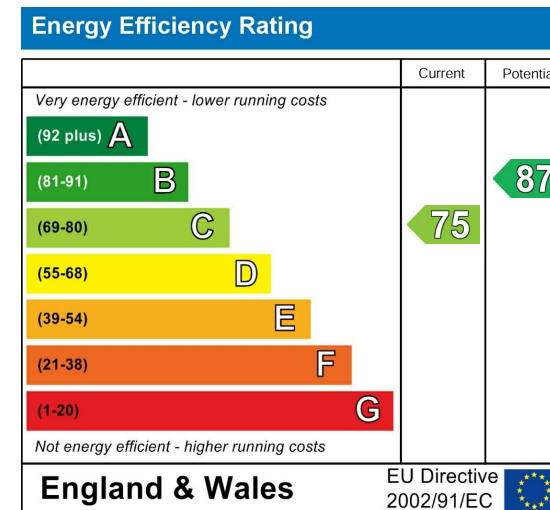
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance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

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

www.janforsterestates.com



Contact Us: 0191 236 2070

