





- Terraced House
- Off Street Parking
- Ground Floor WC
- Ample Storage
- Unfurnished Basis
- Three Bedrooms
- Garden
- En-Suite Facility
- New Build Development
- Available NOW





**** Video Tour on our YouTube Channel | <https://youtu.be/zW90Ef04Ht8> ****

This newly built three-bedroom terraced house is situated on the new development of West Meadows, Cramlington. The property is available NOW on an unfurnished basis.

The accommodation briefly comprises to the ground floor:- hallway, bright and airy lounge, fantastic kitchen/diner with fitted units and patio doors leading to the rear garden, and ground floor WC. To the first floor, you have three good-sized bedrooms, two of which with built-in wardrobes and the main with en-suite shower room, and a three piece family bathroom WC with a shower over the bath. Externally there is a lawned garden to the rear and off-street parking to the front.

We anticipate an extremely high level of viewings on this charming property. To arrange yours please call our lettings team.

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		97
(81-91) B	85	
(69-80) C		
(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

Gosforth

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Tynemouth

0191 257 2000

Property Management Centre

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