



4 bed terraced house to rent in

Paignton Avenue, Monkseaton, Whitley Bay, Tyne and Wear, NE25 8SY

£1,500 pcm

 x 4  x 1  x 2

Off Street parking

Unfurnished

Property features

- ✓ Four Bedroom Semi Detached
- ✓ Sought After Location
- ✓ Unfurnished
- ✓ Rear Garden
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

0191 2531301
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to bring to the rental market this immaculate four bedroom unfurnished semi detached house situated in this popular area in Monkseaton with access to great transport links, walking distance to Whitley Bay town centre, local amenities and the catchment area for excellent local schools. The property has been redecorated throughout and new carpets fitted.

Comprising entrance porch, hallway, good sized lounge with bay window, fireplace surround, dining room with fireplace, door to the conservatory, tiled floor and door to the rear garden, kitchen fully fitted with a range of wall and floor units, integrated oven, hob, extractor fan, fridge, dishwasher, utility room with floor units, plumbing for washing machine, door to the garden and door to the garage, first floor bedroom 1 double to the front of the property with bay window, and fitted wardrobes, bedroom 2 double to the rear of the property with fitted wardrobes and shelving, bedroom 3 single to the front of the property, bedroom 4 double over the garage, good sized bathroom with white suite and shower cubicle. Externally there is a driveway for two cars and rear garden. Solar panels and EV charging point!! NOT TO BE MISSED!!!

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.
- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.

- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: C

Deposit: £1,730.77

Rent: £1,500 pcm

Property Type: Terraced House

USPs: Garden

Parking: Off Street

Heating: Gas

Hallway

4.91m x 2.10m (16'1" x 6'10")

Spacious hallway with beautiful stained glass windows, downstairs wc.



Lounge

4.55m x 3.93m (14'11" x 12'10")

Good sized bright lounge with bay window, feature fireplace, grey carpet and white decor,



Dining Room

4.43m x 3.63m (14'6" x 11'10")

Large dining room to the rear of the property with fire surround, white decor, grey carpet, door to the conservatory.



Conservatory

2.98m x 2.28m (9'9" x 7'5")

Sunny conservatory overlooking the south facing rear garden with tiled floor and door to the garden.



Kitchen

3.96m x 2.18m (12'11" x 7'1")

Fully fitted with a range of wall and floor units, integrated oven hob, extractor fan, dishwasher and fridge, part tiling, grey tiled floor, pantry.



Utility Room

2.39m x 3.72m (7'10" x 12'2")

Large utility room with floor units, plumbed for washing machine, door to the rear garden and door to the garage.



Bathroom

2.53m x 2.47m (8'3" x 8'1")

Spacious bathroom with white suite, shower cubicle, part tiling, wash hand basin, wc and heated towel rail.



Bedroom 1

4.72m x 3.41m (15'5" x 11'2")

Double to the front of the property with bay window, fitted wardrobes, grey carpet, and white decor.



Bedroom 2

3.78m x 3.51m (12'4" x 11'6")

Double to the rear of the property with bay window, fitted wardrobes and draws, grey carpet, and white decor.



Bedroom 3

2.71m x 2.39m (8'10" x 7'10")

Single to the front of the property with grey carpet, fitted wardrobe and white decor.



Bedroom 4

5.00m x 2.38m (16'4" x 7'9")

Large double over the garage with two windows, white decor and grey carpet.



Downstairs WC

White suite wash hand basin.



Garden

South facing rear garden with lawn borders and shed.



Rear





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

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Contact your local branch today for more information on this property:

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