

3 bed terraced house to rent in

Brentwood Avenue,
Newbiggin-by-the-Sea,
Newbiggin-by-the-Sea, Northumberland,
NE64 6JH

£725 pcm

x 3 x 1 x 1

On Street parking

Unfurnished

Property features

- Close to sea front
- 3 Bedrooms
- End Terrace
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this 3 bedroom end of terrace house in Newbiggin-by-the-Sea. This spacious property is ideally located for the towns school, shops, amenities and travel links, and is a short walk from the sea front and promenade.

The ground floor comprises an entrance hallway leading into a generous lounge with a front-facing window and feature fireplace. To the rear is a spacious kitchen/diner, fitted with a range of units and incorporating an integrated gas hob, double electric oven and fridge/freezer. A rear hallway provides access to a useful ground-floor WC and the enclosed rear yard.

To the first floor are three bedrooms, including a particularly generous main bedroom with fitted storage and a feature fireplace, together with a shower room comprising shower enclosure, WC and wash hand basin.

Externally, the property occupies an end-terrace position with an enclosed garden to the front and an enclosed yard to the rear. Parking is available on street.

Newbiggin-by-the-Sea is a popular Northumberland coastal town centred around its beach and promenade, with a range of shops, cafés, schools, leisure facilities and everyday amenities available locally. The property is also well positioned for access to nearby Ashington and the wider Northumberland area.

To arrange your viewing please contact our Ashington Team on 01670 568096 or alternatively email ashington@pattinson.co.uk

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: A

Deposit: £675.00

Rent: £725 pcm

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: Yes

Mobile signal coverage: Good

Front External



Entrance Hallway

Entrance door opening into the hallway, with access to the lounge and staircase leading to the first floor.

Living Room

4.20m x 4.10m (13'9" x 13'5")

A generously proportioned main reception room with window overlooking the front garden, radiator and feature fireplace with hearth and electric fire insert.



Kitchen/Diner

5.20m x 2.80m (17'0" x 9'2")

A spacious kitchen and dining area extending across the rear of the property, with two rear-facing windows providing plenty of natural light. Fitted with a range of wall and base units with contrasting work surfaces, one-and-a-half bowl sink and drainer with mixer tap, integrated gas hob, double electric oven and integrated fridge/freezer. There is also plumbing for a washing machine and a useful storage cupboard.



Rear Hallway

Providing access from the kitchen/diner to the rear yard and ground-floor WC.

Downstairs toilet



Bedroom 1

4.20m x 3.00m (13'9" x 9'10")

Generous double bedroom with window to the front elevation, fitted storage and feature original fireplace.



Bedroom 2

3.00m x 2.20m (9'10" x 7'2")

Bedroom with window overlooking the rear of the property.



Bedroom 3

3.70m x 2.10m (12'1" x 6'10")

L-shaped bedroom positioned to the front, with window and fitted storage cupboard.



Shower Room

2.20m x 2.10m (7'2" x 6'10")

Fitted with a shower enclosure, WC and pedestal wash hand basin, with tiled-effect wall panelling and window providing natural light.

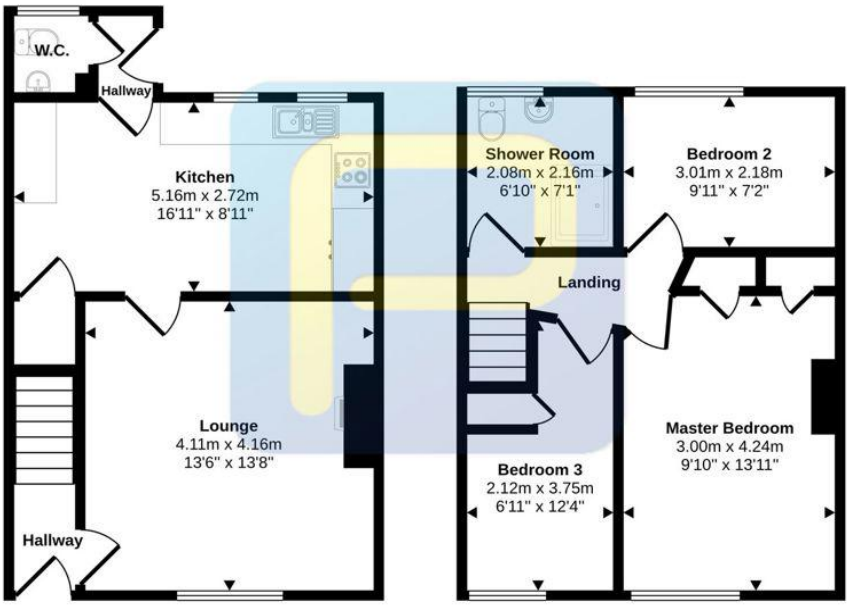


Rear Yard

Enclosed yard to the rear with gated access and useful external storage/outbuilding.



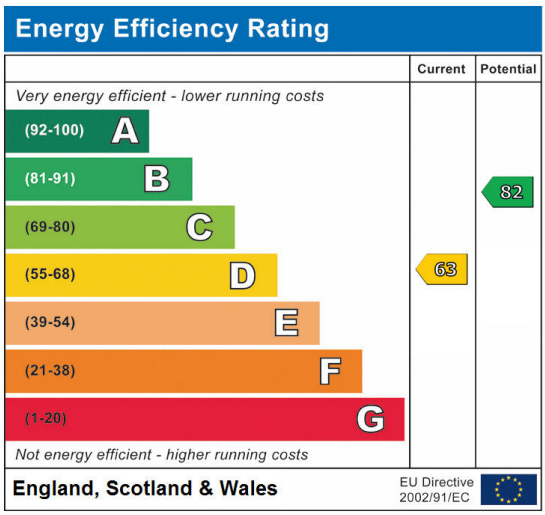
Approx Gross Internal Area
75 sq m / 803 sq ft



Ground Floor
Approx 38 sq m / 406 sq ft

First Floor
Approx 37 sq m / 398 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Brentwood Avenue, Newbiggin-by-the-Sea, Newbiggin-by-the-Sea, Northumberland, NE64 6JH

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk, www.pattinson.co.uk

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