



To rent

2 bed terraced house to rent in

Spring Street, Gateshead, Tyne and wear,
NE8 2DG

£950 pcm

 x2  x1  x1

Allocated parking

Unfurnished

Property features

 EPC Rating C

Key Information

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

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
whickham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are pleased to market this two Bedroom End of Terrace House on the modern development of Seasons Edge in June Courtyard. It is a very popular area with excellent transport links to Both Newcastle and Gateshead.

The property briefly comprises of: Entrance hallway, ground floor WC, open plan living comprising of fitted kitchen diner, lounge, two bedrooms and a bathroom. Externally the property has a garden to the rear and an allocated parking space.

The property benefits from: Gas central heating, double glazing and modern decor throughout.

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: B

Deposit: £1,096.00

Rent: £950 pcm

Property Type: Terraced House

USPs: Garden

Parking: Allocated

Heating: Gas

Entrance hallway

Cloaks W/C

Low level W/C, wash hand basin and a gas central heating radiator.



Lounge/diner

4.70m x 4.27m (15'5" x 14'0")

Built in storage cupboard gas central heating radiator, double glazed window and French doors.



Kitchen

3.00m x 1.85m (9'10" x 6'0")

Double glazed window, gas central heating radiator, plumbed for washer, sink unit with mixer tap, gas hob with an electric oven with an extractor, fitted wall and base unit.



Stairs to first floor

Master bedroom

3.66m x 3.43m (12'0" x 11'3")

Two double glazed window and a gas central heating radiator.



Bedroom two

3.40m x 2.34m (11'1" x 7'8")

Double glazed window and a gas central heating radiator.



Rear garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Spring Street, Gateshead, Tyne and wear, NE8 2DG

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

4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, whickham@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



RICS

Client Money
Protection

