



5 bed terraced house to rent in

Kent Walk, Acre Rigg , Peterlee, County Durham, SR8 2BN

£820 pcm

 x 5  x 1

On Street parking

Part Furnished

Property features

- ✓ Five Bedrooms
- ✓ Gas Central Heating
- ✓ Open-Plan Kitchen & Dining Space
- ✓ Double Glazed
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this Five bedroom terraced property situated on Kent Walk, Peterlee, Co Durham.

PLEASE SEE WALK THROUGH VIDEO TOUR

The property briefly comprises of:- Entrance, lounge, kitchen/diner and two bedrooms. To the first floor are three well portioned bedrooms and a family bathroom. Externally to the rear, the property offers an enclosed South facing garden.

We anticipate a high level of demand in this wonderful home, therefore early viewing is essential to avoid disappointment. To arrange your internal viewing, call our Peterlee office on 0191 5412141.

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: £775.00

Rent: £820 pcm

Property Type: Terraced House

USPs: Garden, Part furnished, Allows smokers

Parking: On Street

Heating: Gas

Bedroom 1

Located on ground floor, double glazed window to the front aspect, radiator and carpet.



Bedroom 2

Located on ground floor, double glazed window to the front aspect, radiator and carpet.



Kitchen

The kitchen is fitted with a range of wall and base units with contrasting work surfaces. Sink and drainer, electric hob and oven, plumbed for a washing machine, vinyl flooring, double glazed window to the rear aspect and UPVC door leading to the garden.



Dining Room

Adjoining the kitchen, double glazed to the rear aspect, radiator and carpet.



Bedroom 3

Located on first floor, double glazed window to front aspect, radiator and carpet



Bedroom 4

Located on first floor, double glazed window to front aspect, radiator and carpet



Bedroom 5

Located on first floor, double glazed window to rear aspect, radiator and carpet



Bathroom

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, vanity wash basin with stainless steel mixer tap, shower cubicle with electric shower. Cladded walls, vinyl flooring and radiator.



External

Fully enclosed south facing rear garden with a large grassed area and patio area for low maintenance.





AN IMMACULATE HMO

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk

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