

**To rent**

2 bed terraced house to rent in

Turnberry, West Monkseaton, Whitley Bay,
Tyne and Wear, NE25 9NZ

£975 pcm

 x2  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ Two Bedroom Mid Terrace House
- ✓ Sought After Location
- ✓ Unfurnished
- ✓ Sunny 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
whitley.bay@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinsons are delighted to bring to the rental market this well presented two bedroom unfurnished mid terraced house situated in a quiet cul-de-sac in this sought after location in West Monkseaton within walking distance to the Metro Station, Sainsburys supermarket, great local amenities and is within the catchment area for excellent local schools.

Comprising entrance, lounge with neutral decor to the front of the property, fully fitted kitchen with a range of wall and floor units, integrated oven hob and extractor fan, first floor, bedroom 1 double to the front of the property with fitted wardrobes, bedroom 2 double to the rear of the property with fitted wardrobes, overlooking the rear garden, bathroom with white suite tiled walls, shower, wash hand basin and wc. Externally there is driveway. Gardens to the front and rear. 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: £1,125.00

Rent: £975 pcm

Property Type: Terraced House

Parking: Driveway

Heating: Gas

Lounge

4.16m x 2.99m (13'7" x 9'9")

Bright lounge to the front of the property, double glazed window, radiator.



Kitchen

3.94m x 3.03m (12'11" x 9'11")

Fully fitted with a range of wall and floor units, integrated oven, hob, extractor fan, understair cupboard, double glazed window, fridge freezer, radiator, doors to the rear garden



Bedroom 1

3.85m x 3.31m (12'7" x 10'10")

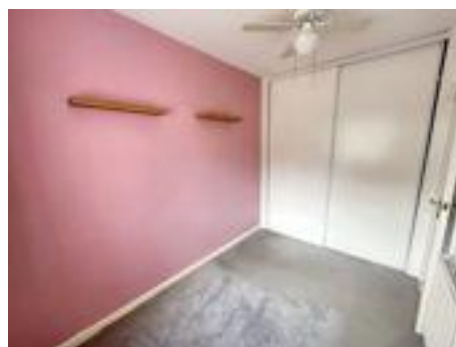
Double bedroom to the front of the property with fitted wardrobes, storage cupboard, double glazed window, radiator.



Bedroom 2

2.92m x 1.99m (9'6" x 6'6")

Double bedroom to the rear of the property with fitted wardrobes, double glazed window, radiator.



View From Bedroom 2



Bathroom

2.00m x 1.89m (6'6" x 6'2")

White suite, wash hand basin, shower, part tiled walls, wc, double glazed window, radiator



Garden

Sunny rear garden pebbled with patio area.



Rear





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C	75	
(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

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

189A Park View, Whitley Bay, Tyne & Wear, NE26 3RD, Tel: 0191 2531301, whitley.bay@pattinson.co.uk, www.pattinson.co.uk

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