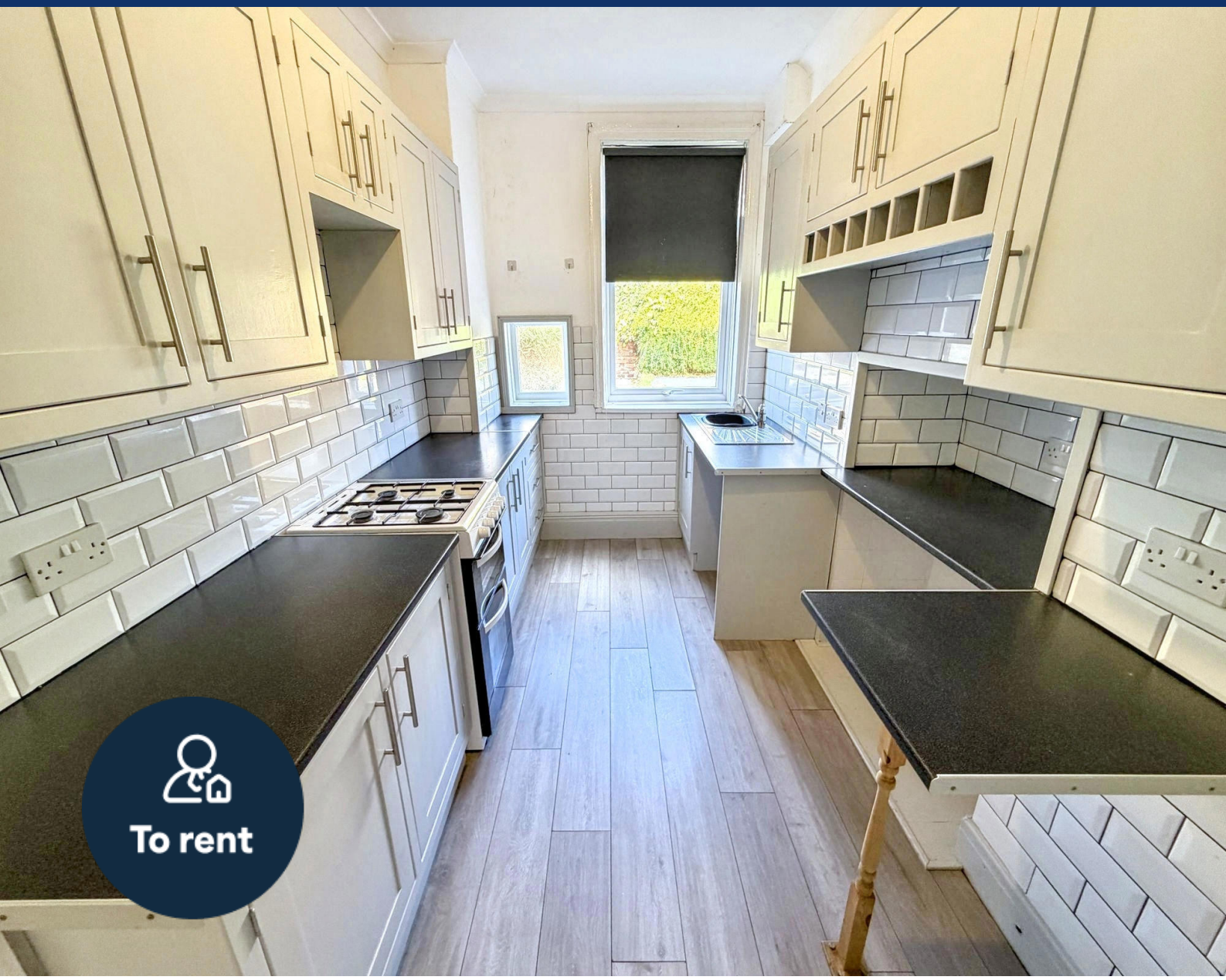


2 bed upper flat to rent in NE29

Spence Terrace, North Shields, North Shields, Tyne and Wear, NE29 0JE

£750 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- Shared Rear Garden
- Split level
- Popular Location
- Two Bedrooms
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- 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

Light and Airy Split-Level Flat with Two Bedrooms – Available Now

This charming two-bedroom split-level flat offers a bright and spacious living environment, perfect for those seeking a comfortable home in a well-connected location. The property features an spacious living area that benefits from plenty of natural light, creating a warm and welcoming atmosphere.

Key Features:

Excellent Transport Links: Just moments away from local bus routes and a short walk to the nearest train station, offering easy access to central areas and beyond.

Shared Rear Garden: A peaceful outdoor space ideal for relaxing.

Available Now: Ready for immediate move-in.

This flat is ideal for professionals or couples looking for a well-located, light-filled home with excellent amenities nearby. Don't miss out on this fantastic opportunity – contact us today to arrange a viewing!

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: £740.00

Rent: £750 pcm

Property Type: Upper Flat

USPs: Garden

Parking: On Street

Heating: Gas

Kitchen

Situated on the ground floor this kitchen benefits from fitted wall and base units, work surface, tiled splash back, oven and window to the rear.

Lounge

Double glazed bay window to the front and central heating radiator.

Main Bedroom

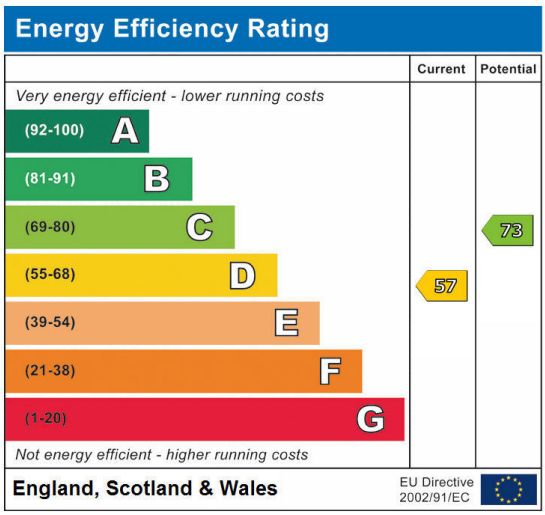
Bedroom Two

Bathroom

Modern bathroom with vanity hand basin, panelled bath with shower over and separate W.C

Garden





Spence Terrace, North Shields, North Shields, Tyne and Wear, NE29 0JE

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

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.