



1 bed house share to rent in TS19

Durham Road, Stockton,
Stockton-on-Tees, Durham, TS19 0QA

£390 pcm

 x1  x2  x1

Residents parking

Furnished

Property features

- ✓ One Double Bedroom
- ✓ Communal Kitchen/Dining Area.
- ✓ Two Communal Bathrooms
- ✓ Off Street Parking
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Heating supply: Air Source Heat Pump

Arrange a viewing

Melanie Devine
Branch Manager
Stockton On Tees

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stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are pleased to offer this spacious and well-maintained double bedroom. Ideally suited for professionals or mature students, the property provides a comfortable and convenient living environment with excellent shared facilities.

Briefly comprising entrance, hallway, kitchen/dining area, shower room, bathroom and double bedroom.

Located on Durham Road, Stockton, the property benefits from easy access to local shops, transport links, and North Tees Hospital, making it an ideal choice for those seeking a well-connected home.

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: E

Deposit: £475.00

Rent: £390 pcm

Property Type: House share

USPs: Furnished, Allows smokers

Parking: Residents

Heating: Air Source Heat Pump

Entance



Kitchen/Dining Area



Shower Room



Bathroom



Bedroom



External





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Durham Road, Stockton, Stockton-on-Tees, Durham, TS19 0QA

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

20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, stockton@pattinson.co.uk, www.pattinson.co.uk

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