



2 bed terraced house to rent in

William Street, Pegswood, Morpeth,
Northumberland, NE61 6UL

£825 pcm

 x 2  x 1  x 1

Off Street parking

Unfurnished

Property features

- ✓ AVAILABLE NOW!
- ✓ UNFURNISHED
- ✓ TWO BEDROOMS
- ✓ REAR GARDEN
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Amanda Coleman
Senior Manager
Morpeth

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this well-presented two-bedroom semi-detached home, ideally situated on William Street in the popular village of Pegswood.

Conveniently located within walking distance of local amenities, Pegswood offers village living while being just a short distance from the historic market town of Morpeth. Morpeth boasts an excellent range of supermarkets, independent boutiques, high-end retailers, restaurants, cafés, pubs, leisure facilities, and highly regarded OFSTED-rated schools catering for all ages.

The property has been recently updated and briefly comprises a spacious lounge and a newly fitted kitchen-diner to the ground floor. To the first floor are two generously sized bedrooms and a modern family bathroom.

Externally, the home benefits from a private driveway, front yard, enclosed rear yard, and a rear garden, offering excellent outdoor space.

Early viewing is highly recommended. For further information or to arrange a viewing, please contact the Morpeth office.

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: £850.00

Rent: £825 pcm

Property Type: Terraced House

USPs: Garden, Allows children, Allows pets, Allows smokers

Parking: Off Street

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Kitchen



Lounge



First Floor Landing

Bedroom One



Bedroom Two



Bathroom



Rear Garden

Externally, the property benefits from a spacious enclosed rear garden, mainly laid to lawn, providing an ideal outdoor space for relaxing or entertaining. To the front, there is paved off-street parking for added convenience.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(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:

13 Newgate Street, Morpeth, Northumberland, Tyne & Wear, NE61 1AL, Tel: 01670 568099, Fax: 01670 516613, morpeth@pattinson.co.uk, www.pattinson.co.uk

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RICS

Client Money Protection

