

3 bed semi-detached house to rent in NE3

Wilmington Close, Newcastle upon Tyne, Tyne and Wear, NE3 2SF

£1,250 pcm

x 3 x 1 x 2

Driveway & Garage parking

Property features

- Three Bedrooms
- Semi-Detached
- Driveway and Garage
- Close to Local Amenities
- EPC - TBC

Key Information

- Council Tax: Band C
- Heating supply: Gas

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

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- Flexible viewing slots
- Accompanied viewings

Description

Three Bedroom Semi-Detached House – Poplar, Wilmington

Situated in the popular residential area of Poplar, Wilmington Close, Newcastle, this well-positioned three-bedroom semi-detached house offers spacious accommodation and is ideally located close to Kingston Park, with excellent transport links and a wide range of local amenities nearby.

The property briefly comprises an entrance hall leading into a spacious living room, separate dining room, fitted kitchen and a conservatory providing additional living space.

To the first floor are three good-sized bedrooms and a family bathroom.

Externally, the property benefits from a private driveway providing off-street parking, an integral garage and a private rear garden, offering an ideal outdoor space for relaxing or entertaining.

With its convenient location close to Kingston Park, local shops, schools, leisure facilities and excellent road and public transport connections, this property would make an excellent family home.

Early viewing is highly recommended.

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: £1,500.00

Rent: £1,250 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: Driveway & Garage

Heating: Gas

External Front



Entrance Hall



Living Room

4.434m x 3.454m (14'6" x 11'3")



Dining Room

3.251m x 2.64m (10'7" x 8'7")



Kitchen

5.80m x 3.90m (19'0" x 12'9")



Conservatory

4.561m x 2.94m (14'11" x 9'7")



First Floor Landing



Bedroom 1

4.30m x 3.20m (14'1" x 10'5")



Bedroom 2

3.466m x 2.716m (11'4" x 8'10")



Bedroom 3

2.779m x 2.363m (9'1" x 7'9")



Bathroom

2.713m x 1.709m (8'10" x 5'7")





Wilmington Close, Newcastle upon Tyne, Tyne and Wear, NE3 2SF

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

210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, gosforth@pattinson.co.uk, www.pattinson.co.uk

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