



4 bed detached house to rent in

Broadmeadows Close, Swalwell,
Newcastle upon Tyne, Tyne and Wear,
NE16 3DD

£1,350 pcm

🛏 x4 🚿 x1 🚗 x1

Driveway & Garage parking

Property features

- ✓ Four bedroom
- ✓ Detached house
- ✓ Situated in the popular estate of Broadmeadows Close
- ✓ En-suite to master
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
whickham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Presenting to the Rental market this stunning four-bedroom detached house nestled in the highly sought-after BROADMEADOWS CLOSE, SWALWELL. This exceptional property boasts an array of features that make it a truly inviting home. With four spacious bedrooms, double glazing throughout, and efficient gas central heating, comfort and warmth are assured.

As you step inside, you are greeted by a welcoming entrance hallway that leads to a bright and airy lounge, perfect for relaxation and entertaining. Adjacent is the elegant dining room, creating an ideal space for family meals and celebrations. The fitted kitchen is a chef's delight, providing ample space and functionality, while the utility room adds convenience to daily tasks. A conveniently located downstairs WC further enhances the practicality of this home.

As you ascend to the first floor, you'll discover four well-appointed bedrooms, including a luxurious master suite featuring en-suite facilities for a touch of indulgence. A separate, stylish bathroom completes this level, providing comfort for family and guests alike.

Outside, the property reveals an enclosed garden to the rear, a perfect oasis for outdoor gatherings or quiet relaxation. Additionally, a separate single garage offers extra storage and parking solutions.

The prime location of this residence facilitates easy commuting, with quick access to the A1 Western Bypass and excellent local transport links connecting you to the charming Whickham village, bustling Blaydon, the vibrant Gateshead Metro Centre, and the dynamic city of Newcastle. Don't miss the opportunity to make this remarkable house your new 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: D

Deposit: £1,325.00

Length of Tenancy: 12 months

Rent: £1,350 pcm

Property Type: Detached House

USPs: Allows children

Parking: Driveway & Garage

Heating: Gas

Entrance hallway

Lounge



Dining room



Cloakroom W/C



Kitchen



Utility room



Landing

Master bedroom



En-suite shower room



Bedroom three



Bathroom

Bedroom two



Bedroom four

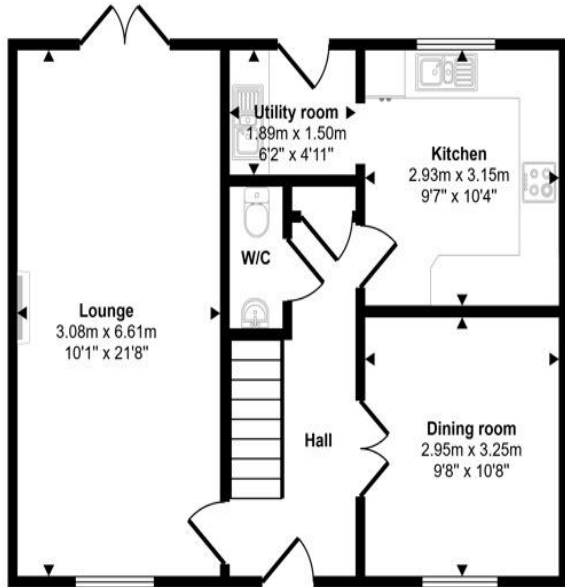


Garage and driveway

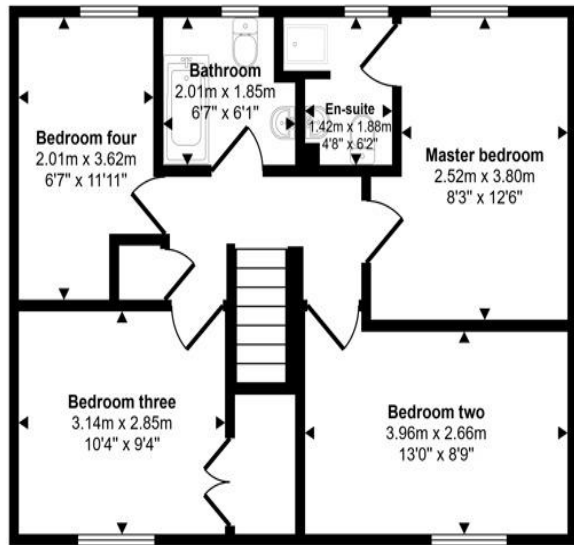
Rear garden



Approx Gross Internal Area
109 sq m / 1175 sq ft



Ground Floor
Approx 54 sq m / 582 sq ft



First Floor
Approx 55 sq m / 593 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		S4
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Broadmeadows Close, Swalwell, Newcastle upon Tyne, Tyne and Wear, NE16 3DD

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

4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, whickham@pattinson.co.uk, www.pattinson.co.uk

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