



2 bed bungalow to rent in NE64

Manor Drive, Newbiggin-by-the-Sea,
Newbiggin-by-the-Sea, Northumberland,
NE64 6HA

£825 pcm

 x2  x1  x1

Car Port parking

Unfurnished

Property features

- ✓ Off Street Parking
- ✓ Disabled access ramp
- ✓ Large 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

Garreth Young
Branch Manager
Ashington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A well-presented two bedroom bungalow situated on the popular Manor Drive in Newbiggin-by-the-Sea. This property offers excellent accessibility features and generous outdoor space, making it ideal for a variety of tenants.

The accommodation includes a spacious living area, two bedrooms, and a modern shower room. The kitchen has been thoughtfully adapted with accessible cupboards for ease of use. To the rear, a timber-framed conservatory provides additional living space and overlooks a large, enclosed garden – perfect for relaxing or entertaining.

Additional features include a driveway for off-street parking and a ramp to the front entrance, offering step-free access.

Located in a quiet residential area close to local amenities, transport links, and the sea front, this property combines comfort, practicality, and convenience.

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: Bungalow

Parking: Car Port, Driveway

Year built: 1990

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

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

Entrance

Via main access door to side, wood effect flooring.



Kitchen

Window to front. A fitted kitchen with a range of wall, floor and drawer units with wood effect worktops, one sink and drainer with mixer tap, electric oven and hob, plumbing for washing machine, partially tiled walls, storage cupboard, wood effect flooring.

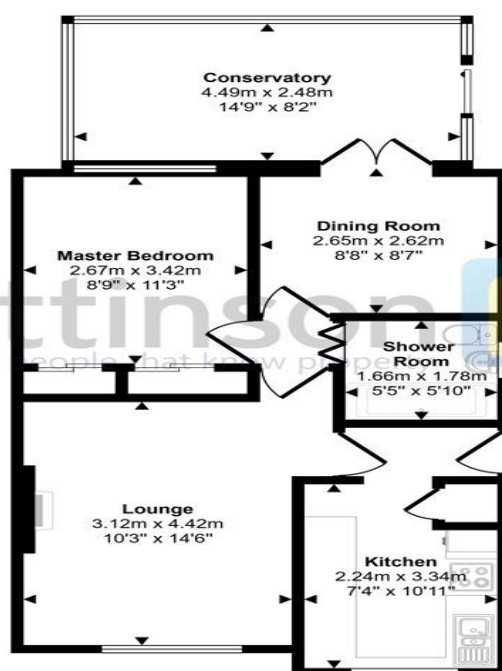


Lounge

Window to front, fireplace, wood effect flooring, radiator.



Approx Gross Internal Area
60 sq m / 647 sq ft



Floorplan

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	71	
(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:

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Client Money Protection



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