



2 bed terraced house to rent in

Neston Court, Kenton, Newcastle upon Tyne, Tyne and Wear, NE3 3GS

£995 pcm

 x2  x1  x1

Allocated parking

Part Furnished

Property features

- ✓ Available mid July
- ✓ EPC Rating C
- ✓ Council Tax Band A
- ✓ 360 Tour Available
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to offer to the rental market this impressive 2-bedroom terraced house, nestled within the thriving community of Kenton in Newcastle upon Tyne.

Crafted to an exceptional standard, this residence manages to blend classic architecture and top-notch modern conveniences. It offers a comfortable living space with a spacious reception room leading out towards an intelligently designed kitchen. The bathroom is bold and contemporary, designed to make your self-care routine feel like an indulgent treat.

This home boasts two cosy bedrooms, both teeming with natural light during the day, creating warm and inviting spaces.

Additional noteworthy features of this property include the satisfactory EPC Rating C, ensuring servicing costs are kept to a minimum due to the property's energy efficiency, and the inclusion in Council Tax Band A, one of the most economical categories for residents.

Availability begins mid-July presenting an excellent option for those looking for a new home over the summer period. This residential rental offers both style and substance, promising to deliver a comfortable living experience year-round.

If you're looking to experience the tranquillity of a suburban neighbourhood without forgoing the amenities of city living, this Kenton-based property could be your dream come true. Observe how the local area buzzes with friendly community spirit, offering a selection of local shops, parks, and excellent transportation links for easy commuting.

Don't miss out on this stunning opportunity to rent a quality terraced home in the heart of Newcastle upon Tyne. Book a tour now and be one step closer to your perfect residence.

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: £1,020.00

Rent: £995 pcm

Property Type: Terraced House

USPs: Part furnished, Allows children, Allows pets

Parking: Allocated

Heating: Gas

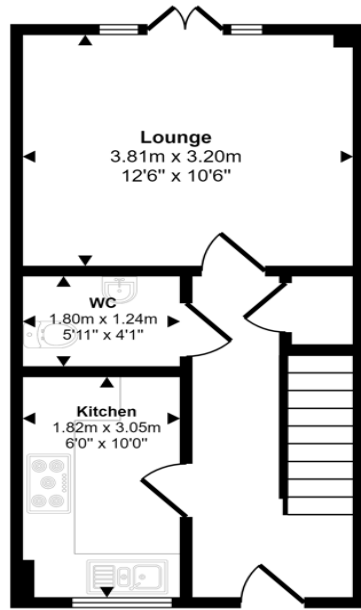
Electric: National Grid

Water: Direct mains water

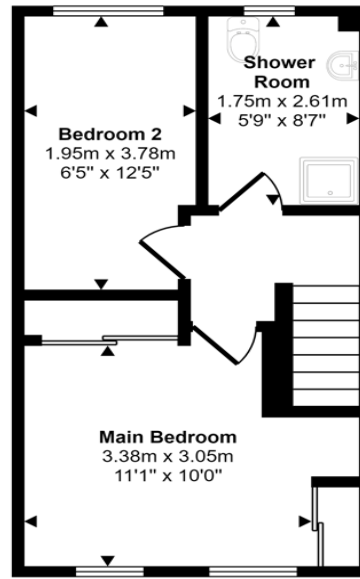
Sewerage: Standard UK domestic

Mobile signal coverage: Good

Approx Gross Internal Area
59 sq m / 640 sq ft



Ground Floor
Approx 30 sq m / 320 sq ft



First Floor
Approx 30 sq m / 320 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		90
(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	

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

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gosforth@pattinson.co.uk, www.pattinson.co.uk**

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