



To rent

pattinson P

### 3 bed terraced house to rent in

Meldon Terrace, Newbiggin by the Sea,  
Newbiggin-by-the-Sea, Northumberland,  
NE64 6XH

## £950 pcm

🛏 x3 🚿 x1 🚗 x2

On Street parking

Unfurnished

### Property features

- ✓ Three Bedrooms
- ✓ Terrace House
- ✓ Coastal Village Location
- ✓ D/G & GCH
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Garreth Young  
Branch Manager  
Ashington

01670 568096  
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\*TERRACED HOUSE - CLOSE TO SEA FRONT - THREE BEDROOMS - IMMACULATE THROUGHOUT - NOT TO BE MISSED\*\*\*

Pattinson Estate Agents proudly present this three bedroom terraced house to rent situated on Meldon Terrace in the popular coastal town of Newbiggin By The Sea. Set back just off the sea front this sought after location sits close to local shops, amenities and travel links. Warmed via gas central heating (combi boiler) and with Upvc double glazing the property has been much loved and improved by the current owner both internally and externally. An opportunity not to be missed - early viewings are essential.

Newbiggin By The Sea is a charming seaside town with regular organised events from bands on the Piazza, art exhibitions at the Maritime Centre to the annual kite festival as well as paddle boarding, sea swimming groups and bird watching. The popular Needles Eye Cafe sits down on the promenade below.

Briefly comprising; entrance porch, open plan lounge/dining room and kitchen. To the first floor two double bedrooms, one single bedroom and four piece family bathroom. Externally to the rear an enclosed yard with gated access. To the front on street.

To arrange your viewing please contact our Ashington Team

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: £975.00

Rent: £950 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Entrance Porch

Via main access door to front, wood effect flooring.

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## Living Room

5.52m x 3.84m (18'1" x 12'7")

Window to front. Feature cream fireplace and hearth with gas fire insert, open archway into the dining area, stairs to first floor, wood effect flooring throughout, radiator.



## Dining Area

4.53m x 2.06m (14'10" x 6'9")

Window to rear, under stairs storage cupboard, wood effect flooring, radiator.



## Kitchen

4.61m x 1.86m (15'1" x 6'1")

Window to side and access door into the rear yard. Fitted with a range of wood wall, floor, drawer and display units with roll edge work surfaces and breakfast bar and tiled splashbacks, one and a half stainless steel sink and drainer with mixer tap, integrated electric hob with brushed steel and glass extractor over, separate integrated double electric oven, plumbing for washing machine, space for fridge/freezer, tiled flooring, spotlights to ceiling, radiator.



## Additional Image



## First Floor Landing

Built in storage cupboard, loft access hatch to ceiling.



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## Bedroom 1

3.45m x 3.46m (11'3" x 11'4")

Window to front, wall mounted TV point, wood effect flooring, radiator.

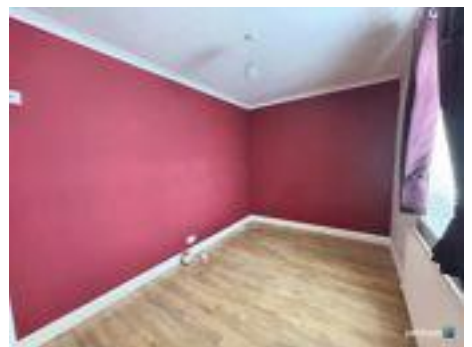


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## Bedroom 2

3.61m x 2.50m (11'10" x 8'2")

Window to rear, wood effect flooring, radiator.



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## Bedroom 3

2.46m x 2.00m (8'0" x 6'6")

Window to rear, wood effect flooring, radiator.



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## Bathroom

3.50m x 1.85m (11'5" x 6'0")

Frosted window to side. Walk in square corner shower cubicle with white tray, chrome fittings and glass screen doors, white freestanding bath with chrome floor tap, floating wash hand basin, w/c with push flush, wall mounted LED vanity mirror, black heated towel rail, black sparkle pvc panelled walls, white pvc panelled ceiling with spotlights, wood effect flooring.



## Rear External

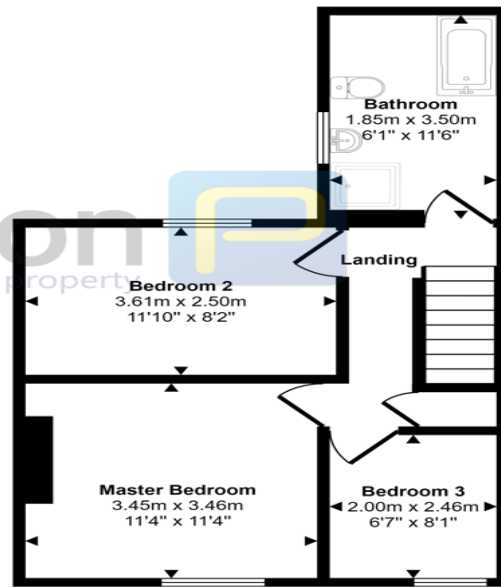
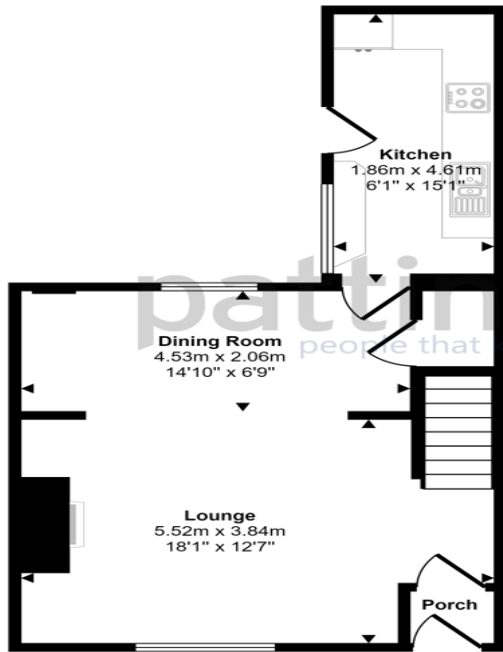


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## Rear Yard



Approx Gross Internal Area  
82 sq m / 887 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 |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | 87        |
| (69-80) <b>C</b>                            | 74                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

Meldon Terrace, Newbiggin by the Sea, Newbiggin-by-the-Sea, Northumberland,  
NE64 6XH

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

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[www.pattinson.co.uk](http://www.pattinson.co.uk)

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