



2 bed apartment to rent in NE46

Tyne Green Mews, ,, Hexham,
Northumberland, NE46 3HB

£800 pcm

🛏 x2 🪑 x1 🚗 x1

Allocated parking

Unfurnished

Property features

- ✓ First Floor Flat
- ✓ Close To Town Centre
- ✓ Well Maintained
- ✓ Living Room
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

Arrange a viewing

Lucy Sage
Branch Manager
Hexham

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This first floor, two bedroom flat has been well maintained and is in a popular location close to the Town Centre and the local supermarkets. Tyne Green is nearby with open space and riverside and country walks.

The property would suit first time buyers, someone looking to downsize to, someone looking for a base in Hexham that they can lock-up and leave, an investor looking for a property to add to their portfolio as a buy to let or AirBnB. As a rental property it could achieve a rent in the region of £700 pcm, we had recently had flat number 8 rented at £750 pcm.

The accommodation is offered with the benefits of gas-fired central heating and double glazing, and comprises: Communal Entrance, Entrance Hallway, Living Room, Kitchen, Two Double Bedrooms, Bathroom/WC, Parking Space.

Tyne Green Mews is at the lower end of Tyne Green Road, which is a turning off Haugh Lane, and close to the open space at Tyne Green. It is in a convenient position to access all the amenities on offer in Hexham. Hexham was recently named as the Happiest Place To Live in the North-East and is well served with shops, schools, leisure facilities, health centres and a hospital. There are local bus routes running between Newcastle and Carlisle, as well as regular buses that can take you into Hexham and Corbridge. The town lies just off the A69 main trunk road and has a mainline rail station taking you to all points between Carlisle and Newcastle.

This property must be viewed at the earliest opportunity to fully appreciate the location and all that this attractive top floor flat provides. Please call the Hexham team on 01434605376 for further information and your appointment to view.

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: B

Deposit: £775.00

Rent: £800 pcm

Property Type: Apartment

USPs: Allows children

Parking: Allocated

Heating: Gas

Communal Entrance Hall

There are doors at both the front and rear of the property with secure keypad and entryphone systems. The door to the rear leads to the car park. There is a staircase leading to all floors.

Entrance Hall

Solid fire door, radiator, built-in storage cupboard.

Living Room

3.98m x 3.07m (13'0" x 10'0")

Double glazed window to the front, two radiators, entryphone, opening to kitchen.

Kitchen

2.82m x 2.36m (9'3" x 7'8")

Double glazed window to the front, range of fitted wall and base units, stainless steel single drainer sink unit with mixer taps and one and a half bowls, built-in electric oven, gas hob with extractor hood above, laminate flooring, plumbing for automatic washing machine.

Bathroom/WC

2.14m x 1.78m (7'0" x 5'10")

Panelled bath with shower over, radiator, pedestal wash hand basin, part-tiled walls, mirrored wall cabinet, low level wc.

Bedroom 2

3.18m x 2.94m (10'5" x 9'7")

Double glazed window to the rear, radiator.

Bedroom 1

3.92m x 3.81m (12'10" x 12'6")

Double glazed window to the rear, radiator.

External

The front of the property overlooks The Burn. To the rear is the landscaped car park with raised flower beds.

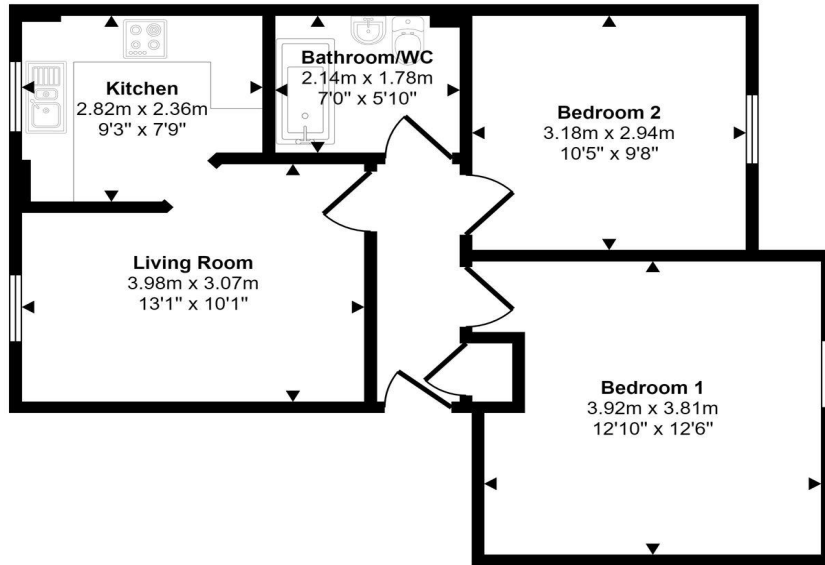


Information

The property falls within Northumberland County Council Tax Band B as from April 2023.



Approx Gross Internal Area
51 sq m / 549 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(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	

Tyne Green Mews, ,, Hexham, Northumberland, NE46 3HB

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

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