



4 bed detached house to rent in

Forest Close West Croft Road, Forest Hall,
Newcastle upon Tyne, Tyne and Wear,
NE12 9FF

£2,395 pcm

 x 4  x 3  x 2

Driveway & Garage parking

Key Information

- ✓ Council Tax: Band D
- ✓ Heating supply: Gas

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Delighted to present this charming fully furnished detached house for rental nestled in the highly sought-after locale of West Croft Road, Newcastle upon Tyne situated in this private gated street. This inviting residence boasts four/three bathrooms spacious bedrooms, perfect for a family or professionals sharing. Located in a desirable setting in Newcastle upon Tyne, the home is within easy reach of local amenities including shops, dining outlets, parks, and excellent transport links, ensuring everything you need is just a stone's throw away.

Comprising entrance porch, large open plan lounge with dining area, doors to the side garden, kitchen fully fitted with a range of white wall and floor units, integrated appliances, utility room with access to the side of the property, bedroom 1 double to the front of the property with bay window, en suite shower room, bedroom 2 double to the front of the property, shower room, first floor landing, bedroom 3 large double to the side of the property, bathroom with white suite and shower cubicle, bedroom 4 large double to the side of the property. Externally there are gardens to the front side and rear, parking bays. STUNNING FAMILY HOME!!!! AVAILABLE NOW!!!

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: £2,420.00

Length of Tenancy: 12 months

Rent: £2,395 pcm

Property Type: Detached House

USPs: Garden, Furnished, Allows children, Allows pets

Parking: Driveway & Garage

Heating: Gas

Lounge

7.10m x 6.40m (23'3" x 20'11")



Dining Area



Kitchen

3.85m x 3.85m (12'7" x 12'7")



Utility Room

3.95m x 1.77m (12'11" x 5'9")



Bedroom 1

4.32m x 3.89m (14'2" x 12'9")



En Suite Shower Room

2.27m x 1.01m (7'5" x 3'3")



Bedroom 2

3.50m x 2.80m (11'5" x 9'2")



Shower Room

2.49m x 3.89m (8'2" x 12'9")



Landing

3.75m x 2.06m (12'3" x 6'9")



Bedroom 3

4.45m x 3.95m (14'7" x 12'11")



Bathroom

2.70m x 1.97m (8'10" x 6'5")



Bedroom 4

4.49m x 3.89m (14'8" x 12'9")



Garden





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

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whitley.bay@pattinson.co.uk, www.pattinson.co.uk**

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