



2 bed ground floor flat to rent in

West Bridge Street, Cambois, Blyth,
Northumberland, NE24 1QP

£550 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Two Bedrooms
- ✓ Ground Floor Flat
- ✓ Shared Garden
- ✓ Coastal Location
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Liquefied petroleum gas

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to present this charming ground floor flat, situated in the tranquil area of Cambois, Blyth. Boasting an appealing two-bedroom layout, this Residential Rental property brings a blend of comfort and functionality, all under one roof. LPG heating.

MOVE IN WITHIN THE NEXT TWO WEEKS WITH HALF A MONTHS RENT!!!!

The property's location, Cambois, adds to its charm; set in an area with a unique blend of rich history and natural beauty, it provides an excellent opportunity for those who love serene and peaceful surroundings.

This ground floor flat is a fantastic opportunity for anyone in search of a tranquil and comfortable living space. With its convenient layout, modern amenities and great location, this property could be your perfect rental home. The fine balance between vibrance and tranquillity makes it not just a house but a home where memories are made.

Please get in touch to arrange a viewing, and we will be delighted to show you around.

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: £575.00

Length of Tenancy: 12 month

Rent: £550 pcm

Property Type: Ground floor flat

USPs: Garden, Allows children

Parking: On Street

Heating: Liquefied petroleum gas

Entrance Hallway

Radiator.



Lounge

Double glazed window, radiator.



Kitchen

Wall and base units, single sink and drainer.



Bathroom Wc

Bath with shower over, wash hand basin, low level Wc.



Bedroom One

Double glazed bay window, radiator.



Bedroom Two

Double glazed window. Radiator.



Externally

Shared yard to rear and shared garden to front.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	39	
(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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RICS

Client Money Protection

