



2 bed semi-detached house to rent in NE4

Queensway, Fenham, Newcastle upon Tyne, Tyne and Wear, NE4 9SX

£825 pcm

 x2  x2  x1

Driveway parking

Unfurnished

Property features

- ✓ Available Now
- ✓ Council Tax Band A
- ✓ EPC Rating E
- ✓ 2 Bedroom Semi Detached
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

Arrange a viewing

Darren Porter
Senior Valuer
West Road

0191 2725880
west.road@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available to rent in the sought after area of Fenham, this three bedroom semi detached house, close to amenities and transport links. The property benefits from double glazing, gas central heating and a conservatory. The property briefly comprises: entrance hallway, lounge, kitchen, conservatory, stairs to first floor, two bedrooms and family bathroom. There is also a separate w/c. The property benefits from a loft conversion providing extra space on the second floor. Externally the property benefits from off street parking and a garden to the rear.

CRITERIA:

Initial contract 12 months

Affordability is calculated as 36x rent (Per Annum) - £28,500

Move in within 4 weeks

Applicants must view the property

Cats and small dogs considered

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: £925.00

Rent: £825 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: Driveway

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

**158 West Road, Newcastle Upon Tyne, Tyne & Wear, NE4 9QB, Tel: 0191 2725880,
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