



To rent

## 2 bed semi-detached house to rent in SR8

Braithwaite Road, Peterlee, Durham, SR8 5LE

# £675 pcm

 x2  x1  x1

Size

721 sq ft / 67 sq m

Driveway & Garage parking

## Property features

- ✓ Fully Refurbished Two-Bedroom Detached Home
- ✓ Spacious Open-Plan Lounge & Dining Room
- ✓ Modern Fitted Kitchen
- ✓ Refitted Family Bathroom
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

0191 5183521  
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Available To Let | Fully Refurbished Two-Bedroom Detached Home | South-Facing Garden | Garage & Driveway | Move-In Ready

We are delighted to offer to the rental market this fully and cosmetically refurbished two-bedroom detached home, situated within the ever-popular area of Peterlee. Recently upgraded throughout, both internally and externally, the property is presented to an excellent standard and benefits from a brand-new combi boiler.

The accommodation briefly comprises a welcoming entrance hallway, spacious open-plan lounge and dining area, modern fitted kitchen, two well-proportioned bedrooms, and a stylishly refitted family bathroom.

Externally, the property boasts an attractive frontage, a single garage with driveway parking, and a low-maintenance south-facing rear garden, providing the perfect space to relax and enjoy the sunshine.

Finished to a high standard and ready for immediate occupation, this superb home is ideally suited to professional couples, small families, or anyone seeking quality accommodation in a convenient location.

Early viewing is highly recommended. Contact Pattinson Estate Agents today to arrange your appointment.

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: £700.00

Length of Tenancy: periodic

Rent: £675 pcm

Property Type: Semi-detached house

Build Size: 67 sq m

USPs: Garden, Allows children, Allows pets, Allows smokers, Retirement property

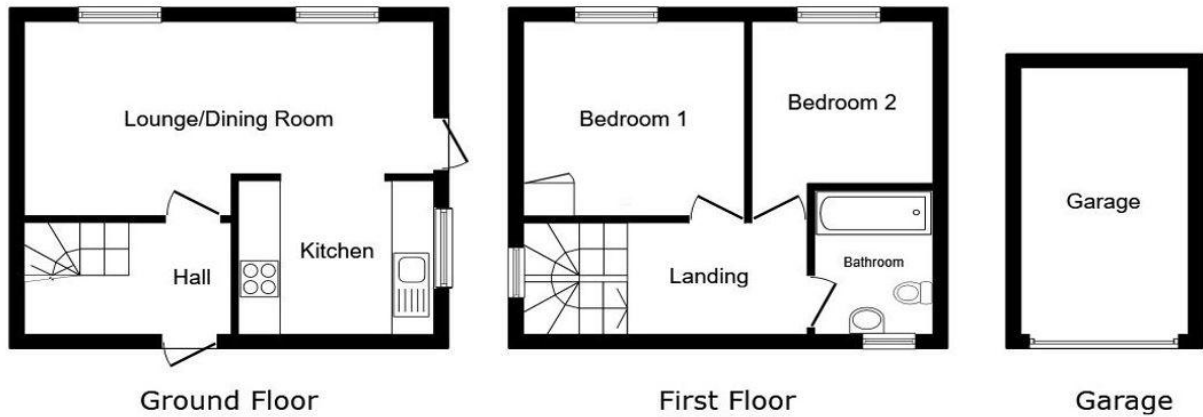
Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Braithwaite Road, Peterlee, Durham, SR8 5LE

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

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, [peterlee@pattinson.co.uk](mailto:peterlee@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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