



3 bed terraced house to rent in

Springwell Drive, Ellington, Morpeth,
Northumberland, NE61 5HH

£795 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Three Bedrooms
- ✓ Terrace House
- ✓ D/G & GCH
- ✓ Rear Paved Garden
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We offer for rent a mid link house located on Springwell Drive, Ellington. The property is offered on an unfurnished basis and provides good access to the local convenience store, schools and the coastline at Creswell is just down the road.

Inside the property briefly comprises: spacious hallway with access to the first floor accommodation. Also on the ground floor there is a dual aspect living/dining room and a fitted kitchen. Upstairs offers a shower room and three bedrooms.

The property has double glazing, gas central heating, a front garden and a private rear paved garden.

Call the local team on 01670 568096 to obtain further information or to arrange an internal viewing.

EPC: C

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: £820.00

Rent: £795 pcm

Property Type: Terraced House

USPs: Allows children

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Entrance Hallway

Entrance door opening into the hall

-Stairs to first floor

Lounge & Dining Room

Benefitting from a dual aspect with double glazed windows to the front and rear elevations

-2 x radiators

-Wood effect laminate flooring



Kitchen

Fitted with wall and base units with work surfaces

-Sink unit with taps and drainer board

-Plumbing for washing machine

-Space for fridge/freezer and cooker

-Tiling to walls

-Double glazed window and door leading into the rear yard

-Storage cupboard



First Floor Landing

Bedroom 1

Double glazed window

-Radiator



Bedroom 2

Double glazed window

-Radiator

-Storage cupboard housing combi boiler



Bedroom 3

Double glazed window
-Radiator

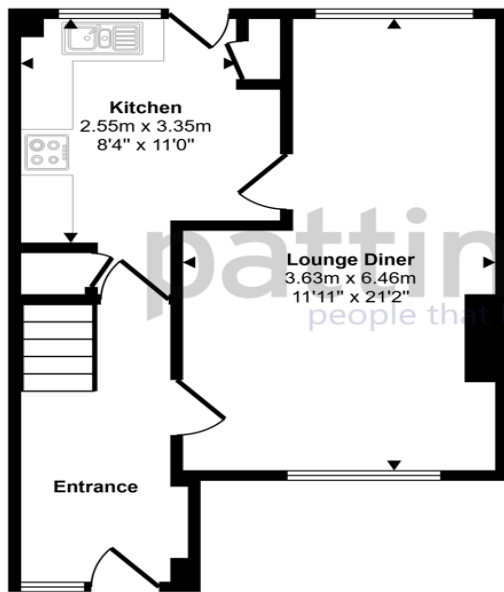


Bathroom

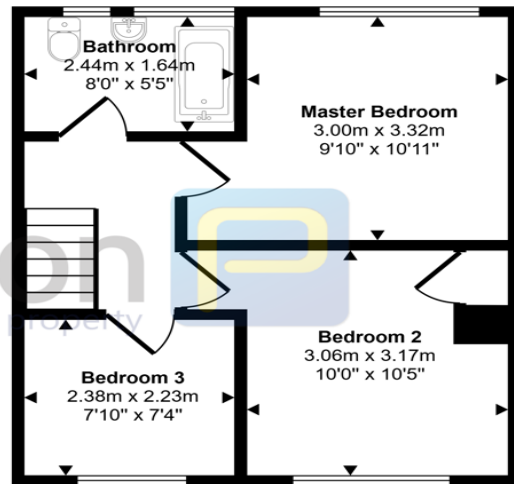
Two double glazed windows to the rear elevation
-Modern three piece suite comprising: bath with shower over, low level WC and wash hand basin
-Heated towel rail



Approx Gross Internal Area
76 sq m / 820 sq ft



Ground Floor
Approx 39 sq m / 423 sq ft



First Floor
Approx 37 sq m / 397 sq ft

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		86
(69-80) C	72	
(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	

Springwell Drive, Ellington, Morpeth, Northumberland, NE61 5HH

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk, www.pattinson.co.uk

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