



2 bed terraced house to rent in

Elm Terrace, Consett, Durham, DH8 7QJ

£700 pcm

 x2  x1  x1

On Street parking

Part Furnished

Property features

- ✓ Enclosed Front and Rear Garden
- ✓ Two bedroom
- ✓ Well Presented
- ✓ Popular Location
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Richard Brough
Senior Valuer
Consett

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

2 Bedroom Mid-Terrace House To Let – Elm Terrace, DH8 7QJ

£700 PCM | Available Now | Part Furnished

A well-presented two bedroom mid-terrace home, ideally located in a popular residential area. The property offers spacious accommodation, a large rear garden and is available immediately.

Accommodation briefly comprises:

Ground Floor

Entrance hallway leading to a spacious lounge with window to the rear aspect.

Fitted kitchen with a range of wall and base units, integrated oven and hob, space for appliances and door providing access to the front of the property.

Useful pantry/storage area with window to the front.

First Floor

Two well-proportioned bedrooms.

Bathroom fitted with a three-piece suite including bath , wash hand basin and WC.

Externally

Enclosed garden to the front.

Generous enclosed rear garden, mainly laid to lawn.

Location

The property is situated in a convenient location with good access to local shops, schools and amenities. Excellent transport links provide easy access to nearby towns and road networks

Contact Pattinson Consett on 01207 508262

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: £725.00

Length of Tenancy: 6 months

Rent: £700 pcm

Property Type: Terraced House

USPs: Part furnished, Allows children, Allows smokers

Parking: On Street

Heating: Gas

External

To the front of the property there is a low maintenance garden with a pathway leading to the entrance. On-street parking is available nearby.



Living Room

3.97m x 4.00m (13'0" x 13'1")

Spacious reception room with window to the rear elevation allowing for good natural light. Fitted with carpet flooring and built-in storage cupboard.



Kitchen

2.02m x 4.00m (6'7" x 13'1")

Fitted with a range of wall and base units with contrasting work surfaces, incorporating a stainless steel sink and drainer. Integrated oven with hob and extractor over, with space for additional appliances. Window and door to the front elevation.



Pantry

Useful storage area accessed from the kitchen, providing additional space for household items. Fitted with a window to the front elevation.



Bedroom 1

3.15m x 4.07m (10'4" x 13'4")

Double bedroom with window to the rear elevation, providing good natural light. Fitted with carpet flooring.



Bedroom 2

2.97m x 3.22m (9'8" x 10'6")

Double bedroom with window to the front elevation, providing good natural light. Fitted with carpet flooring.



Bathroom

1.75m x 1.75m (5'8" x 5'8")

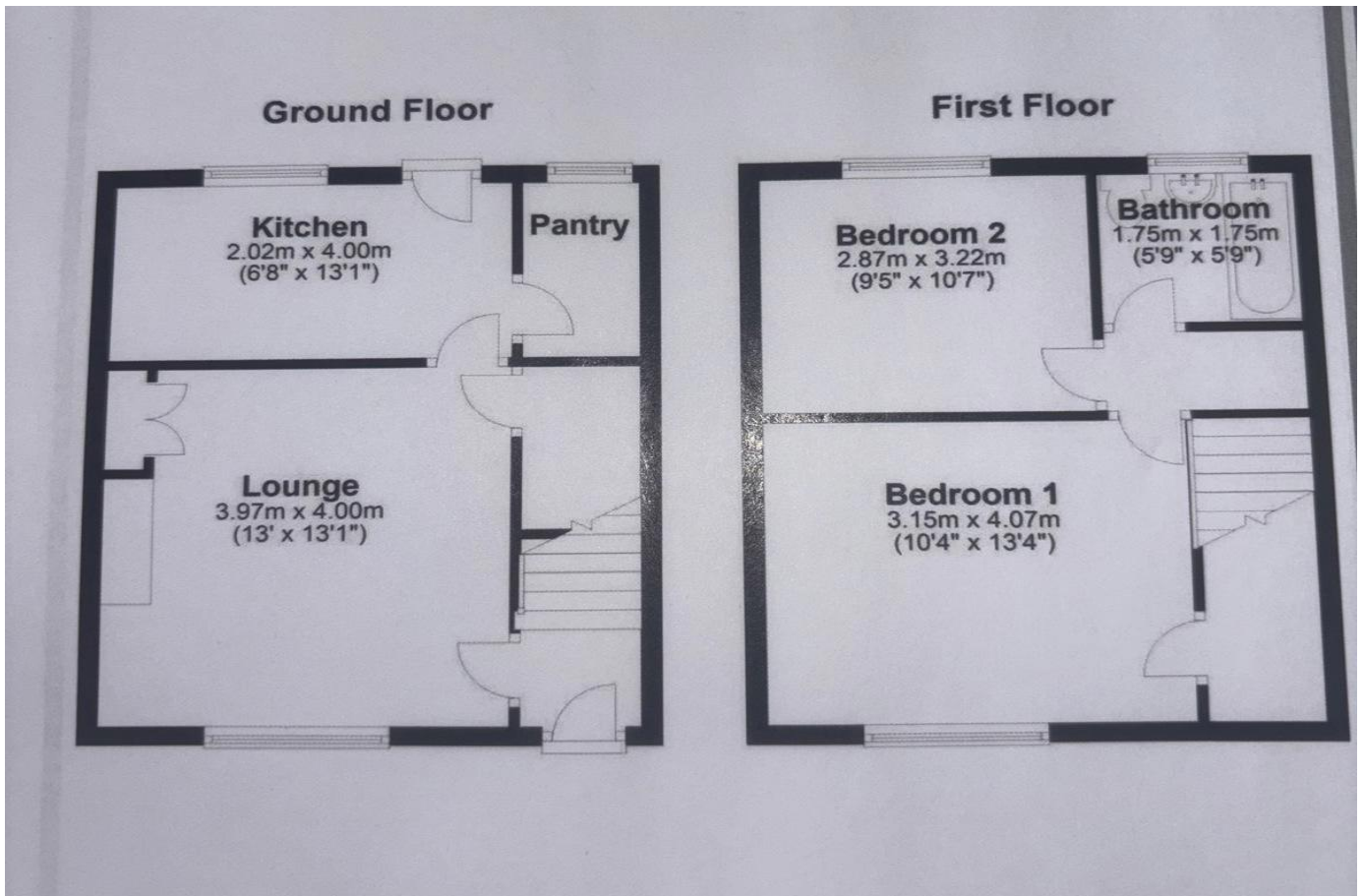
Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Window to the rear elevation.



Garden

To the rear is a generously sized enclosed lawned garden with fenced boundaries, offering excellent outdoor space.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(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

Elm Terrace, Consett, Durham, DH8 7QJ

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

55 Medomsley Road, Consett, County Durham, Tyne & Wear, DH8 5HQ, Tel: 01207 508262, Fax: 01207 583771, consett@pattinson.co.uk, www.pattinson.co.uk

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Client Money Protection

