



3 bed semi-detached house to rent in NE25

Cauldwell Lane, Monkseaton, Whitley Bay, Tyne and Wear, NE25 8LR

£1,700 pcm

 x3  x1  x1

Driveway & Garage parking

Property features

- ✓ Three Bedroom Corner Semi
- ✓ Unfurnished
- ✓ Sought After Location
- ✓ Three Double Bedroom
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

0191 2531301
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson are delighted to welcome to the rental market this unfurnished three-bedroom corner semi-detached house situated in this quiet, family-friendly area of Monkseaton, Whitley Bay. Perfect for working professionals or a growing family, this property is available for rental immediately. Monkseaton is historically known for its charming coastal pathways, friendly community, and satisfying local amenities, is sure to provide the perfect setting for your new home. Public transports links are ideal, making commutes and trips out of town a breeze.

Comprising entrance hallway, featuring charming original panelling, and into the spacious lounge room with large bay window providing excellent natural light, good sized dining room is ideal for entertaining and provides access to the rear garden, fully fitted kitchen with a range of wall and floor units complemented by practical worktops, integrated appliances including a dishwasher, fridge, and oven, storage cupboard with space for a washing machine is accessed from the kitchen, and sunroom completes the ground floor, first floor, three double bedrooms, family sized bathroom with separate shower. Externally, the property sits on a generous corner plot with a well-maintained lawn and a patio area, perfect for outdoor furniture and dining, garage offers additional storage or parking, while a large driveway provides ample off-street parking. Don't miss the opportunity to rent this delightful semi-detached house in the inviting environment that is Monkseaton, Whitley Bay. Call Pattinson Estate Agents today to arrange a viewing. AVAILABLE NOW!!!

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: C

Deposit: £1,725.00

Length of Tenancy: 12

Rent: £1,700 pcm

Property Type: Semi-detached house

USPs: Garden, Allows children, Allows pets

Parking: Driveway & Garage

Heating: Gas

Lounge

4.50m x 3.50m (14'9" x 11'5")

Bright living room to the front of the property with double glazed bay window, feature fireplace, radiator.



Dining Room

Large dining room to the rear of the property with access to the rear garden, feature fire surround, radiator.



Kitchen

2.90m x 2.60m (9'6" x 8'6")

Fully fitted with a range of wall and floor units, oven, extractor fan, double glazed window, fridge freezer, storage cupboard.



Sun Room

3.70m x 1.60m (12'1" x 5'2")

Lovely sun room to the side of the property which can be utilised for most uses, office, playroom, reception room, double glazed windows, radiator.



Landing

Stunning double glazed window.



Bedroom 1

4.70m x 3.50m (15'5" x 11'5")

Double to the front of the property with double glazed bay window, fitted wardrobes, radiator.



Bedroom 2

5.10m x 2.80m (16'8" x 9'2")

Double bedroom to the rear of the property with double glazed bay window, fitted wardrobes, radiator.



Bedroom 3

4.10m x 2.90m (13'5" x 9'6")

Double to the side of the property with two double glazed bay window, radiator, lovely open aspect.



Bathroom

White suite, wash hand basin, shower cubicle, heated towel rail, double glazed window, separate wc, fully tiled.

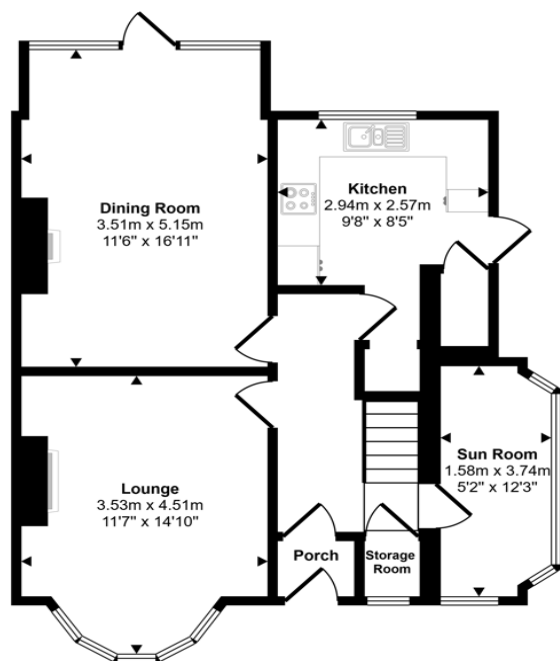


Garden

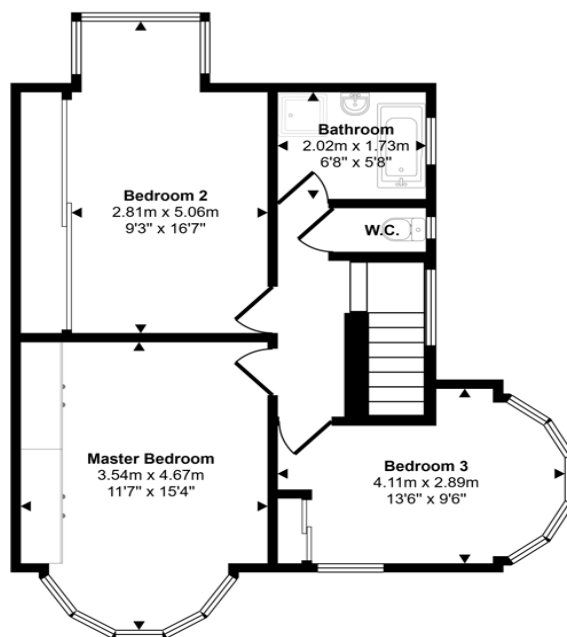
Large well maintained rear garden with access to the garage and driveway



Approx Gross Internal Area
112 sq m / 1209 sq ft



Ground Floor
Approx 59 sq m / 637 sq ft



First Floor
Approx 53 sq m / 571 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(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:

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