



2 bed bungalow to rent in NE23

Needham Place, Cramlington,
Northumberland, NE23 1RF

£850 pcm

 x2  x1  x1

Garage parking

Unfurnished

Property features

- ✓ Beautifully presented bungalow
- ✓ Great location
- ✓ Gardens to the front and rear
- ✓ Garage

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

Arrange a viewing

Teri Dunning
Cramlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Immaculate two bedroom bungalow available for immediate occupation. This stunning home is a real find and will appeal to those looking for a high quality home in a great location.

Well located near local shops and amenities making life easier to negotiate. The property has been well maintained and upgraded to provide a great finish.

Including a generous living room with large window, modern kitchen and shower room and two double bedrooms. Lovely gardens to the front and rear are a super addition ideal for summer entertaining and alfresco dining.

For those looking for extra storage there is a garage in a separate block with an up and over door.

Call us now to view this dream home.

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: £875.00

Rent: £850 pcm

Property Type: Bungalow

USPs: Allows children, Allows pets

Parking: Garage

Heating: Gas

Needham Place, Cramlington, Northumberland, NE23 1RF

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

**Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098,
cramlington@pattinson.co.uk, www.pattinson.co.uk**

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