



2 bed semi-detached bungalow to rent in NE32

Lavender Grove, Jarrow, Jarrow, Tyne and Wear, NE32 4BH

£850 pcm

 x2  x1  x1

Off Street parking

Unfurnished

Property features

- ✓ TWO BEDROOM SEMI DETACHED BUNGALOW
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ DOUBLE GLAZED CONSERVATORY
- ✓ GARDENS AND DOUBLE DRIVEWAY
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

| TWO BEDROOM | SEMI DETACHED BUNGALOW | GAS CENTRAL HEATING | CONSERVATORY | DOUBLE DRIVEWAY |

We are delighted to offer TO LET this beautifully presented two bedroom semi detached bungalow on the sought after Lavender Grove, Jarrow. benefiting from gas central heating and double glazing the property has the added benefit of a double glazed conservatory, enclosed gardens and double driveway.

Comprising briefly :- Composite door to the entrance hallway with doors to the lounge, bedroom one, bedroom two, kitchen and bathroom the double glazed conservatory leads from the kitchen.

Externally an enclosed garden lies to the rear with a lawned front garden with patio area and double driveway

Available now book you viewing today..

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: B

Deposit: £875.00

Length of Tenancy: 6 months

Rent: £850 pcm

Property Type: Semi-detached Bungalow

USPs: Garden, Allows children

Parking: Off Street

Year built: 1995

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance

Composite door to the entrance hallway with doors to the lounge, bedroom one, bedroom two, bathroom and kitchen.



Lounge

Double glazed door to the conservatory and central heating radiator.



Conservatory

Double glazed French doors to the garden.



Kitchen

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit with mixer tap and splash back tiling. Electric oven and gas hob with extractor hood. Plumbed for automatic washing machine. Double glazed window to the front.



Bedroom One.

Double glazed window to the rear and central heating radiator.



Bedroom Two

Double glazed window to the front and central heating radiator.



Bathroom

Walk in shower cubicle, wash basin and low level w.c. Double glazed window to the rear and central heating radiator.

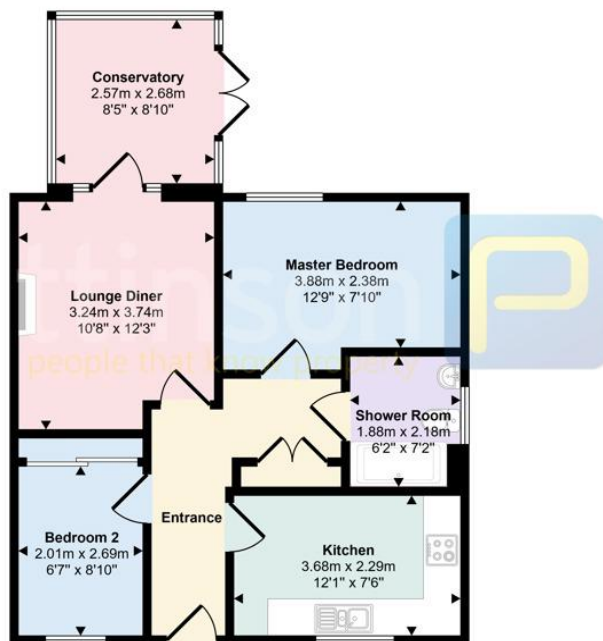


External

Externally an enclosed garden lies to the rear with a lawned garden to the front, paved patio area and double driveway.



Approx Gross Internal Area
59 sq m / 634 sq ft



Floorplan

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		87
(69-80) C	73	
(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	

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

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