



4 bed detached house to rent in

Abbots Way, North Shields, Tyne and Wear, NE29 8LU

£1,600 pcm

 x 4  x 2  x 1

Garage parking

Unfurnished

Property features

 EPC Rating C

Key Information

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

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinsons are delighted to welcome to the rental market this stunning four-bedroom, two-bathroom detached family home, ideally located on a popular residential estate with excellent access to Whitley Bay, Tynemouth and North Shields, along with a range of local amenities nearby.

Beautifully presented throughout, the property offers spacious accommodation including a welcoming entrance hall, lounge, dining room, modern kitchen, conservatory and ground floor WC. To the first floor, the impressive master bedroom benefits from fitted wardrobes and an en-suite, alongside three further double bedrooms and a family bathroom.

Externally, the property boasts a double driveway, double garage and a generous private rear garden with lawn, mature borders and a large patio seating area, perfect for outdoor entertaining.

Early viewing is highly recommended.

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: E

Deposit: £1,846.15

Rent: £1,600 pcm

Property Type: Detached House

Parking: Garage

Heating: Gas

Living Room

4.40m x 3.50m (14'5" x 11'5")

Double glazed window, radiator, modern wall mounted electric fire, doors to dining room.



Dining Room

With laminate floor, double glazed French doors leading to conservatory.



Kitchen

4.60m x 3.07m (15'1" x 10'0")

Fully fitted with a range of wall and floor units, integrated oven hob, extractor fan, fridge freezer, washing machine, dryer, door to the rear garden.



Conservatory

3.92m x 2.89m (12'10" x 9'5")

With lino floor, blinds, doors to the rear garden.



Bedroom 1

3.39m x 3.31m (11'1" x 10'10")

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



En-Suite

1.86m x 1.61m (6'1" x 5'3")

Double glazed window, radiator, shower cubicle, low level wc, sink unit with storage.



Bedroom 2

3.93m x 3.34m (12'10" x 10'11")

Double with fitted wardrobes, double glazed window, radiator.



Bedroom 3

3.33m x 3.22m (10'11" x 10'6")

Double bedroom with double glazed window and radiator.



Bedroom 4

3.25m x 2.58m (10'7" x 8'5")

Double with fitted wardrobes, doubles glazed window, radiator.



Bathroom

2.22m x 1.69m (7'3" x 5'6")

White suite, tiled walls, wash hand basin, wc, shower.



Rear Garden

Private south/west facing rear garden laid to lawn with mature shrubs and trees and benefitting a lovely patio area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(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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