



To rent

## 4 bed detached house to rent in

Lavender Drive, Newcastle upon Tyne,  
Tyne and Wear, NE13 9FB

# £1,695 pcm

 x4  x2  x2

Driveway & Garage parking

## Property features

- ✓ EPC B
- ✓ Brand New Property
- ✓ Available immediately
- ✓ New Development
- ✓ EPC Rating B

## Key Information

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

## Arrange a viewing

Maurice Porteous  
Branch Manager  
Gosforth

0191 2303365  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Gosforth, are pleased to present to the rental market. This delightful, brand-new, detached home in the heart of Newcastle upon Tyne. Now available and ready for occupation immediately. The property boasts four generously sized bedrooms, ideal for a family or professional sharers.

The house is complimented by two modern, well-appointed bathrooms with high-quality fixtures and fittings that exude a refreshing atmosphere. The property benefits from two spacious reception rooms; creating excellent entertaining spaces or versatile areas for relaxation or work.

As a newly built property, energy efficiency is a key feature, achieving an impressive EPC rating of B. You can be sure of reduced energy costs and a smaller carbon footprint, lending a contemporary feel to the residence.

This fantastic property is amongst the most sought-after rental opportunities in Newcastle upon Tyne. Its location and the easy access that it offers to the city's amenities and attractions further enhance its desirability.

Take advantage of this rare opportunity to rent a brand-new detached house in a prime location. To fully appreciate the property, viewings are highly recommended. Contact Pattinson Estate Agents today to arrange your viewing.

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: £1,720.00

Rent: £1,695 pcm


Property Type: Detached House

USPs: Allows children, Allows pets

Parking: Driveway & Garage

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	91	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Lavender Drive, Newcastle upon Tyne, Tyne and Wear, NE13 9FB

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

**210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, gosforth@pattinson.co.uk, www.pattinson.co.uk**

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