



To rent

4 bed town house to rent in NE8

Bridges View, Windmill Hills, Gateshead,
Tyne and Wear, NE8 1NZ

£1,450 pcm

 x4  x1  x2

Driveway parking

Unfurnished

Property features

- ✓ Three Storey Townhouse
- ✓ Four Bedrooms-Master En-Suite
- ✓ Gardens/Off Road Parking
- ✓ UPVC Double Glazing
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Located on a popular modern development, this spacious five bedroom townhouse is ideally situated close to local amenities and offers excellent transport links to the Team Valley, the A1, Newcastle and Gateshead. The property benefits from gas central heating, double glazing, two bathrooms, a ground floor WC, off street parking and an enclosed rear garden.

Arranged over three floors, the accommodation comprises an entrance hallway, cloaks WC, bedroom and a generous kitchen/dining room on the ground floor. The first floor offers a lounge together with two bedrooms. On the top floor there are two further bedrooms, including the principal bedroom with en suite shower room, along with the family bathroom.

Externally, the property has off road parking to the front and a good sized garden to the rear, making it an ideal family 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: C

Deposit: £1,475.00

Rent: £1,450 pcm

Property Type: Town House

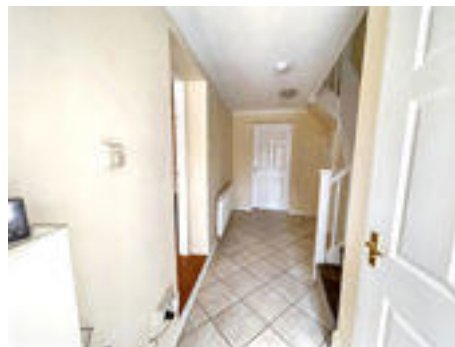
USPs: Allows children, Allows pets, Allows smokers

Parking: Driveway

Heating: Gas

Hallway

Tiled floor, stairs to the first floor, radiator, cupboard



Cloaks WC

WC, Belfast style sink, radiator, tiled floor, UPVC double glazed window



Kitchen/Diner

5.70m x 3.60m (18'8" x 11'9")

(Measurements are maximum) Fitted wall and base units with gas hob and electric oven with extractor over, stainless steel sink and drainer, space for automatic washing machine, tiled floor, radiator, UPVC double glazed window, radiator, UPVC double glazed double doors leading to the garden



Kitchen Area



Dining Area



Dining Room

4.70m x 2.30m (15'5" x 7'6")

UPVC double glazed window, radiator



First Floor Landing

Radiator, stairs to second floor



Bedroom Two

5.10m x 2.40m (16'8" x 7'10")

Two Radiators, UPVC double glazed window



Study

1.60m x 2.30m (5'2" x 7'6")

UPVC double glazed window



Second Floor Landing

Radiator



Bedroom One

3.90m x 3.20m (12'9" x 10'5")

UPVC double glazed window, two radiators,



En-Suite

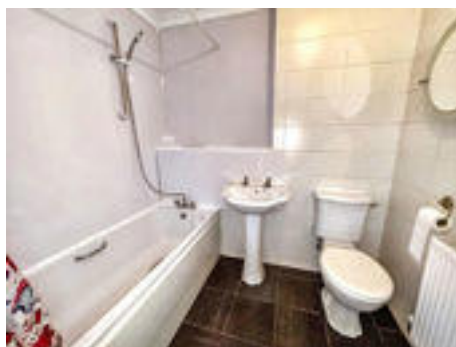
Shower cubicle with mains fed shower, WC, wash basin, UPVC double glazed window, radiator



Family Bathroom

2.10m x 1.90m (6'10" x 6'2")

Three piece suite comprising panelled bath with shower to mixer tap, WC, wash basin, tiled walls and floor, radiator



Bedroom Three

3.00m x 2.40m (9'10" x 7'10")

UPVC double glazed window, radiator



Bedroom Four

2.70m x 3.70m (8'10" x 12'1")

UPVC double glazed window, radiator



External

Driveway to the front and a good sized lawned garden to the rear with patio area





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	81
(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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