



To rent

pattinson P

2 bed terraced house to rent in

Eden Terrace, Lynemouth, Morpeth,
Northumberland, NE61 5TU

£695 pcm

H x2 D x1 B x1

On Street parking

Unfurnished

Property features

- ✓ Two Bedrooms
- ✓ Terrace House
- ✓ D/G & GCH
- ✓ Front Garden & Rear Yard
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

TWO BEDROOMS - WELL PRESENTED - TERRACED HOUSE-AVAILABLE NOW

Located on Eden Terrace in Lynemouth this well presented recently refurbished property briefly comprises: lounge, kitchen, downstairs bathroom and two bedrooms to the first floor.

An enclosed rear yard and well established large garden to the front.

please note A Homeowner Guarantor is Required

EPC: C

Book now to avoid disappointment 01670 568096

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: £720.00

Length of Tenancy: 6 months

Rent: £695 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Living Room

5.03m x 4.78m (16'6" x 15'8")



Kitchen

3.90m x 2.20m (12'9" x 7'2")



Bathroom



Bedroom 1

2.81m x 4.89m (9'2" x 16'0")



Bedroom 2

2.70m x 3.82m (8'10" x 12'6")



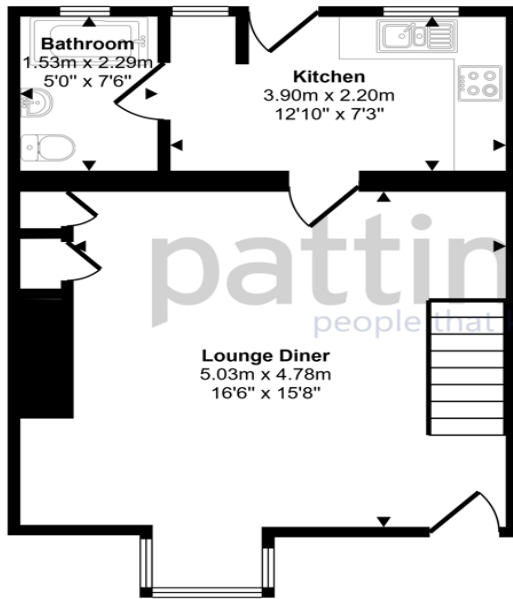
Rear Yard



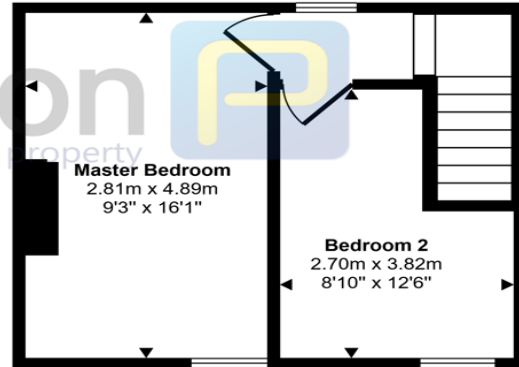
Front Garden



Approx Gross Internal Area
70 sq m / 751 sq ft



Ground Floor
Approx 42 sq m / 454 sq ft



First Floor
Approx 28 sq m / 297 sq ft

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			
(69-80) C		71	77
(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	

Eden Terrace, Lynemouth, Morpeth, Northumberland, NE61 5TU

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk, www.pattinson.co.uk

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RICS

Client Money Protection

