



2 bed terraced house to rent in
Fulwell Road, Peterlee, Durham, SR8 5RT

£600 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Ready to Move Into
- ✓ Two Bedroom Terraced Home
- ✓ Kitchen/Dining Room
- ✓ Modern Family Bathroom
- ✓ 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

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Well-Presented Two Bedroom Terraced Home | Ready to Move Into | Popular Residential Location

Pattinson Estate Agents are delighted to welcome to the rental market this well-presented two-bedroom terraced home, ideally situated on Fulwell Road, Peterlee. Offering spacious accommodation throughout and ready for immediate occupation, this property is perfectly suited to couples, small families or professionals seeking a comfortable home in a convenient location.

The accommodation briefly comprises a welcoming entrance vestibule leading into a bright and spacious lounge, creating the perfect space to relax. To the rear is a generous kitchen/dining room with ample space for everyday family living and entertaining.

To the first floor are two well-proportioned bedrooms, both benefiting from plenty of natural light, along with a modern family bathroom fitted with a white three-piece suite.

Externally, the property enjoys enclosed grassed gardens to both the front and rear, providing pleasant outdoor space for relaxing or family use.

Ideally positioned within easy reach of local shops, schools, amenities and excellent transport links, the property also offers convenient access to the A19, making it ideal for commuters travelling throughout the North East.

Early viewing is highly recommended, as rental properties of this standard are always in high demand. Contact Pattinson Estate Agents Peterlee today to arrange your internal 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: A

Deposit: £692.31

Rent: £600 pcm

Property Type: Terraced House

USPs: Garden, Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



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

Fulwell Road, Peterlee, Durham, SR8 5RT

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

2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk

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