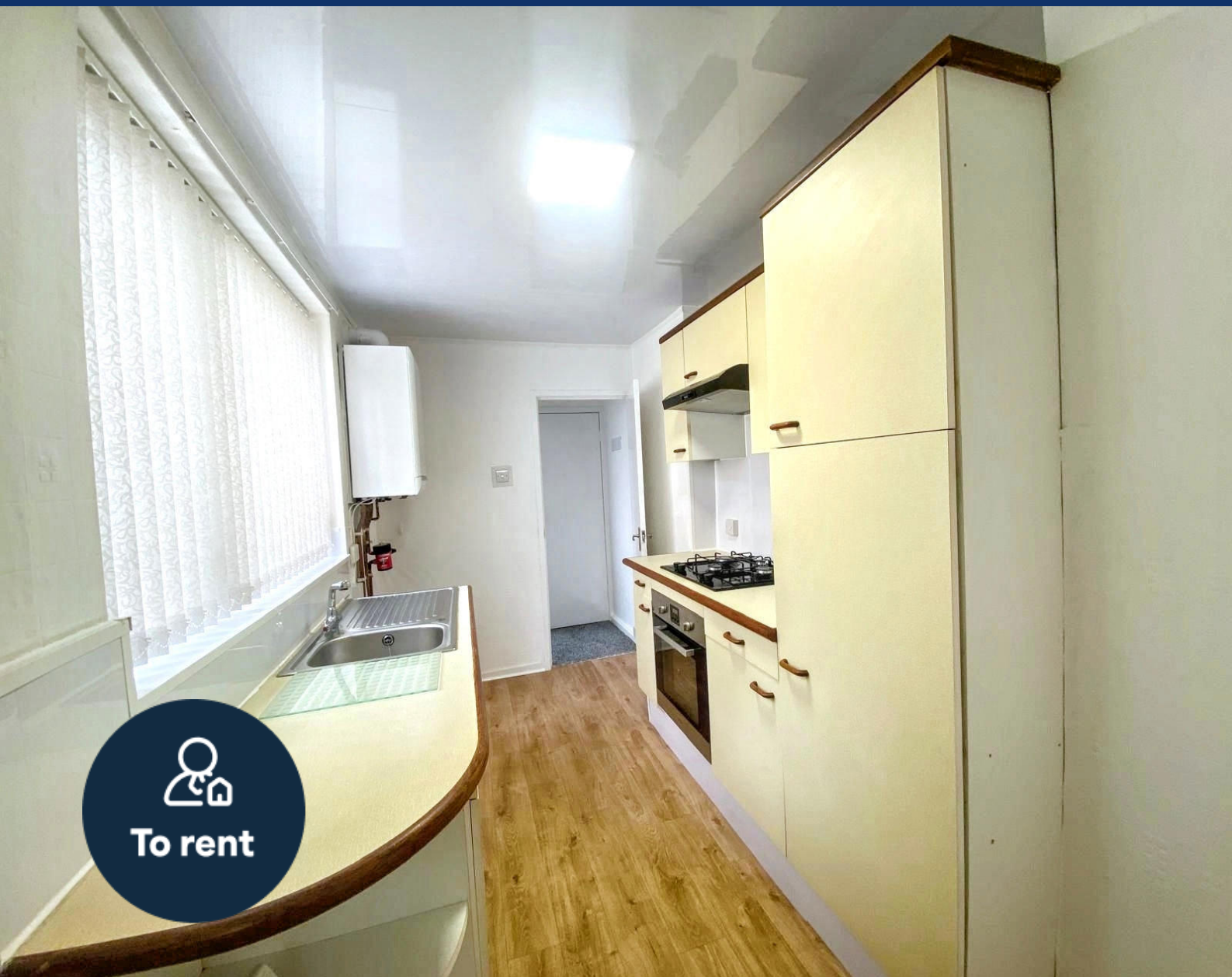




3 bed upper flat to rent in NE29

West Percy Road, North Shields, North Shields, Tyne and Wear, NE29 0EQ

£795 pcm

 x 3  x 1  x 1

On Street parking

Unfurnished

Property features

- ✓ Ready Now.
- ✓ Three Bedroom Upper.
- ✓ Refurbished Throughout.
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

0191 2531301
whitley.bay@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this well-presented, refurbished, three-bedroom upper flat, ideally located in North Shields.

Offered on an unfurnished basis, the property provides spacious and flexible accommodation, making it well suited to a range of prospective tenants. The accommodation comprises a welcoming reception room, fitted kitchen, three bedrooms and a bathroom, shared rear yard.

Further benefits include gas central heating and on-street parking. The property is within Council Tax Band A and has an EPC rating of 73.

Conveniently situated close to a range of local amenities, transport links and services, this property offers an excellent rental opportunity in a popular and accessible area of North Shields.

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: £917.31

Rent: £795 pcm

Property Type: Upper Flat

USPs: Garden

Parking: On Street

Heating: Gas

Living Room

3.70m x 4.70m (12'1" x 15'5")



Bathroom

2.80m x 1.60m (9'2" x 5'2")



Bedroom 1

4.20m x 4.00m (13'9" x 13'1")



Bedroom 2

4.80m x 2.20m (15'8" x 7'2")



Bedroom 3

2.40m x 3.10m (7'10" x 10'2")



Kitchen

2.10m x 3.90m (6'10" x 12'9")



Rear Yard.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	75
(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	

West Percy Road, North Shields, North Shields, Tyne and Wear, NE29 0EQ

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

189A Park View, Whitley Bay, North Tyneside, Tyne & Wear, NE26 3RD, Tel: 0191 2531301, whitley.bay@pattinson.co.uk, www.pattinson.co.uk

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RICS

Client Money Protection

