



### 1 bed ground floor flat to rent in

Kearsley Close, Seaton Delaval, Whitley Bay, Northumberland, NE25 0BL

# £450 pcm

 x1  x1  x1

Off Street parking

Unfurnished

### Property features

- ✓ Ground floor flat
- ✓ One bedroom
- ✓ Unfurnished
- ✓ Close to local amenities
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

## Arrange a viewing

Teri Dunning  
Cramlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Welcoming to the rental market this one bedroom unfurnished ground floor flat. Situated in Seaton Delaval, Whitley Bay and ideally located close to local amenities, schools and transport links.

The property briefly comprises of: entrance, kitchen, lounge, bathroom and one bedroom. Externally there is off street parking and green space to the front of the property.

Available at the end of July. Contact us at Pattinson Estate Agents today for more details or to arrange a 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: £475.00

Rent: £450 pcm

Property Type: Ground floor flat

USPs: Allows children, Allows pets, Allows smokers

Parking: Off Street

Heating: Electric

## Kitchen

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## Living Room




## Bedroom 1



## Bathroom





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	63	
(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 

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

**Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098, [cramlington@pattinson.co.uk](mailto:cramlington@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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