



To rent

## 1 bed end of terrace house to rent in NE33

Temple Street, South Shields, Tyne and Wear, NE33 5LR

# £550 pcm

 x1  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ EPC D
- ✓ Council Tax Band A
- ✓ Central Location
- ✓ Available immediately
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Emily Blenkinsop  
Sales Negotiator  
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Introducing this well-situated end-of-terrace home in the charming locale of South Shields. This recently refurbished one-bedroom residential rental property boasts a single reception room and a bathroom, making it an ideal choice for singles or couples seeking a quiet escape while maintaining close proximity to local amenities.

Step inside to find a home designed for easy living, where the layout provides space for all essential comforts. The bedroom is generously sized offering ample room for relaxation, and the reception room creates an inviting space for entertaining guests or enjoying a cosy night in. The bathroom has a well appointed three-piece suite.

Benefitting from EPC Rating D, the property exhibits relatively good energy efficiency, so tenants can appreciate a cosier home and potentially lower energy bills. Falling under Council Tax Band A, it also ensures more affordable living costs, an attractive bonus for those conscious of budgeting.

One of the standout features of this property is its central location. Perfectly positioned in South Shields, it provides regular local transport and quick routes to surrounding areas. A variety of restaurants, shops, and cultural attractions can be found within walking distance, making this home both practical and enjoyable for daily living.

This end-of-terrace house combines economy and comfort, creating an easy and exciting living experience. Its superb location and attractive rates make it a firm contender for those desiring a tranquil lifestyle in a vibrant, centrally-located community.

Initial contract periodic

Affordability is calculated as 30x rent (Per Annum) - £20,250

Move in within 4 weeks

Applicants must view the property

## 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: £575.00

Rent: £550 pcm

Property Type: End of terrace house

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(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:

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