



2 bed end of terrace house to rent in NE62

Hadrian Mews, Guide Post, Choppington, Northumberland, NE62 5QZ

£795 pcm

🛏 x2 🚿 x2 🚗 x1

Allocated parking

Unfurnished

Property features

- ✓ Unfurnished & Available Now!
- ✓ Convenient Location
- ✓ First Floor Living Room
- ✓ Two Bedrooms & En-Suite
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Faye McCarthy
Branch Manager
Bedlington

01670 568097
bedlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Offered on a UNFURNISHED basis is this delightful Mews style house. Located within the quaint Hadrian Mews development at Choppington, with excellent access to the local amenities and with wonderful open-aspect panoramic views to the rear.

The home comes with a off-road car pot and a private rear garden, which benefits from not being directly overlooked from beyond. Inside the property is neutrally decorated, briefly comprising: spacious entrance hall with storage and a useful cloakroom/WC. The kitchen is also located on the ground floor and has sliding patio doors opening into the private rear garden. On the first floor you find the lovely living room, not only does this room have brilliant open-aspect views it also has a Juliette balcony. As well as a main family bathroom there are two bedrooms, the main double room comes with its own en-suite shower room.

Available Now!

To obtain further information to arrange an internal viewing please contact the local lettings team who will be more than happy to help.

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: £951.90

Rent: UNFURNISHED £795 pcm

Property Type: End of terrace house

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance

Entrance door opening into a spacious hall. A return staircase leads to the first floor accommodation. Access into the cloakroom/WC and Kitchen. Useful storage cupboard.

Cloakroom/WC

A white two piece suite comprising: low level WC, wash hand basin. Heated towel rail and double glazed window.



Kitchen

2.941m x 2.824m (9'7" x 9'3")

Fitted with a range of wall and base units and work surfaces. Built-in appliances include: gas hob, electric oven and extractor hood, fridge/freezer. Space and plumbing for washing machine, sink unit with mixer tap, double central heating radiator, sliding door opening into the private rear garden.



Additional Kitchen Image



First Floor Landing

Access into the living room, bedrooms and family bathroom.

Living Room

5.583m x 3.269m (18'3" x 10'8")

Located to the rear with lovely open-aspect panoramic views. Juliette balcony, wall mounted electric fire, central heating radiator.



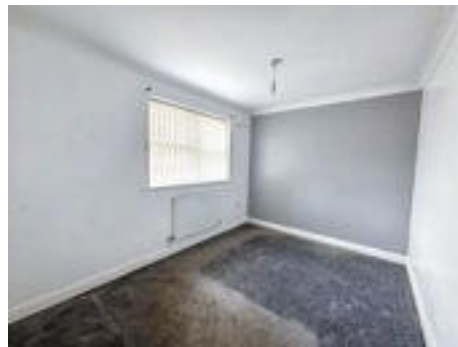
Main Bedroom

2.638m x 5.059m (8'7" x 16'7")

A good sized double room located to the front with a double glazed window, central heating radiator and access to an en-suite shower room.



Additional Main Bedroom Image



En-Suite Shower Room

A white three piece suite comprising: shower cubicle, low level WC and wash hand basin. Tiling to walls, heated towel rail and double glazed window to the front elevation.



Bedroom Two

2.131m x 3.469m (6'11" x 11'4")

Located to the rear with a double glazed window providing a brilliant open-aspect outlook. Central heating radiator.



Family Bathroom

2.607m x 1.497m (8'6" x 4'10")

Located to the front and comprising: low level WC, wash hand basin and bath with shower over. Tiling to the walls, heated towel rail and double glazed window to the front.



Outside

There is a pleasant private garden to the rear. The garden has attractive planting and an artificial lawn. There are no building beyond so therefore there is a lovely sense of privacy in the garden. In addition, there is a useful car port with a door to the rear which leads into the rear garden.



Another Garden Image



First Floor Rear Outlook





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	76	
(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

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

**17-18 Market Place, Bedlington, Tyne & Wear, NE22 5TN, Tel: 01670 568097,
bedlington@pattinson.co.uk, www.pattinson.co.uk**

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