



2 bed ground floor flat to rent in

Tunstall Avenue, Newcastle upon Tyne,
Tyne and Wear, NE6 2XN

£650 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Ground Floor Flat
- ✓ Two Bedrooms
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Hayley McCormack
Sales Negotiator
Heaton

0191 2049601
heaton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Available on an unfurnished basis, this well presented two bedroom ground floor flat is ideally situated for convenient access to a wide range of local amenities, including a nearby retail park and supermarket. Newcastle City Centre is just a short drive away and is also easily accessible by regular public transport links, making this an excellent choice for commuters.

The property benefits from UPVC double glazing, gas central heating and gardens.

The accommodation briefly comprises an entrance hall, spacious lounge, fitted kitchen, two bedrooms and a bathroom.

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: £675.00

Rent: £650 pcm

Property Type: Ground floor flat

USPs: Allows smokers

Parking: On Street

Heating: Gas

Hallway

Leading to all accommodation

Lounge

4.10m x 3.10m (13'5" x 10'2")

UPVC double glazed bay window, radiator



Kitchen

3.40m x 2.20m (11'1" x 7'2")

Fitted wall and base units with tiled splashbacks, stainless steel sink and drainer, space for automatic washing machine, gas hob with extractor over, built in electric oven, radiator, UPVC double glazed window and door



Bedroom One

4.40m x 3.20m (14'5" x 10'5")

UPVC double glazed bay window, radiator



Bathroom

1.50m x 2.30m (4'11" x 7'6")

Three piece suite comprising panelled bath with shower to mixer tap, pedestal wash basin, WC, UPVC double glazed window, radiator, part tiled part cladding



Bedroom Two

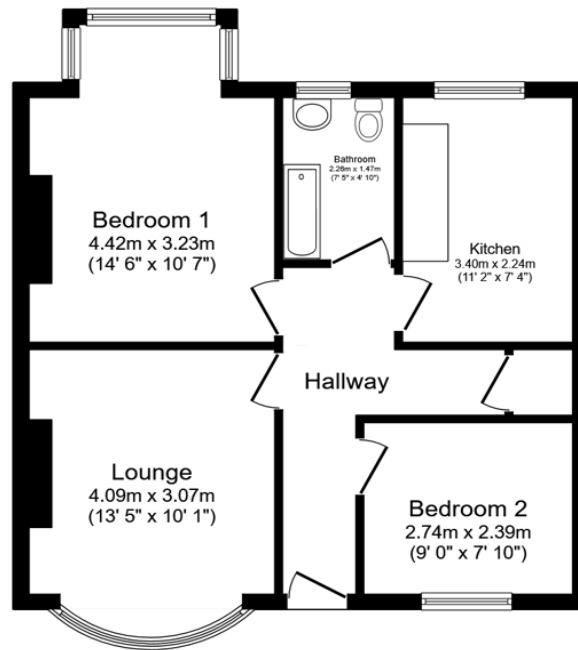
2.70m x 2.40m (8'10" x 7'10")

UPVC double glazed window, radiator



External

Garden to front and rear



Floor Plan

Total floor area: 52.3 sq.m. (563 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	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 	

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

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