



3 bed upper flat to rent in NE33

Coleridge Avenue, Westoe, South Shields,
Tyne and Wear, NE33 3EZ

£750 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ THREE BEDROOM UPPER FLAT
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ AVAILABLE NOW..
- ✓ EPC Rating E

Key Information

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

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
south.shields@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

| THREE BEDROOM | UPPER FLAT | GAS CENTRAL HEATING | DOUBL EGLAZED | GREAT LOCATION |

We are delighted to offer TO LET this well presented three bedroom upper flat on Coleridge Avenue, South Shields. Benefiting from gas central heating and double glazing the property is a short walk to the Sea Front as well as being well placed for all the amenities at Westoe.

Comprising briefly :- Composite door to the entrance hallway with stairs to the first floor landing. Doors to the lounge, bedroom one, bedroom two and bedroom three. The kitchen leads from the lounge and in turn to the utility area and bathroom.

Externally a yard lies to the rear.

Available now book your viewing today...

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: £865.38

Rent: £750 pcm

Property Type: Upper Flat

Parking: On Street

Heating: Gas

Entrance

Composite door to the entrance hallway with stairs to the first floor landing. Doors to the lounge, bedroom one, bedroom two and bedroom three.



Lounge

Double glazed window to the rear and central heating radiator. Door to the kitchen.



Kitchen

Fitted with a range of wall and base units with roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap and splash back. Electric oven and gas hob. Double glazed window to the side.



Utility

Plumbed for automatic washing machine.

Bathroom

Comprising walk in shower and low level w.c. Double glazed window to the side and central heating radiator.



Bedroom One.

Double glazed window to the front, fitted wardrobes and central heating radiator.



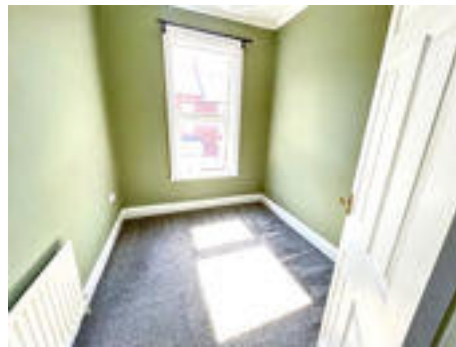
Bedroom Two

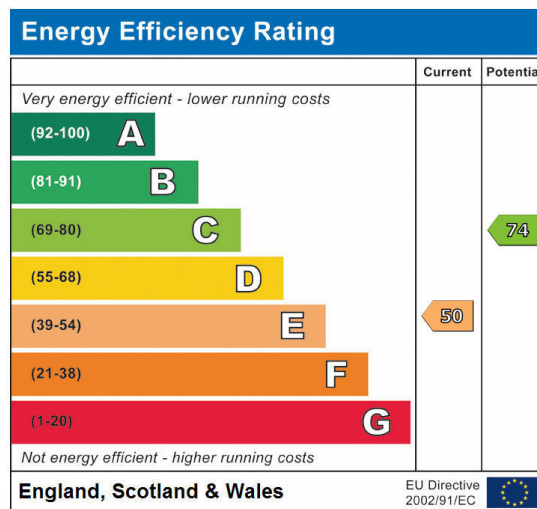
Double glazed window to the rear and central heating radiator.



Bedroom Three

Double glazed window to the front and central heating radiator.





Coleridge Avenue, Westoe, South Shields, Tyne and Wear, NE33 3EZ

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

**7 Charlotte Terrace, South Shields, Tyne & Wear, NE33 4NU, Tel: 0191 4540488,
south.shields@pattinson.co.uk, www.pattinson.co.uk**

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