



3 bed town house to rent in NE23

Toft Court, St. Nicholas Manor,
Cramlington, Northumberland, NE23 1AY

£995 pcm

 x3  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ Great location
- ✓ Three bedrooms
- ✓ Allocated parking
- ✓ Downstairs WC
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

Arrange a viewing

Teri Dunning
Cramlington

01670 568098
cramlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Three Bedroom Townhouse to Rent in St Nicholas Manor, Cramlington.

A well presented three bedroom townhouse located in the heart of Cramlington, benefiting from allocated parking and a private rear garden.

The accommodation comprises of an entrance hallway, a modern open plan kitchen and lounge, a convenient downstairs WC, and French doors leading to the enclosed rear garden.

The first floor offers a spacious double bedroom, a single bedroom, and a contemporary family bathroom.

The second floor features a generous master bedroom, providing an ideal private retreat.

This property is ideally situated close to local amenities, schools, transport links, and Cramlington town centre, making it an excellent home for families and professionals alike.

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: B

Deposit: £1,148.08

Rent: £995 pcm

Property Type: Town House

Parking: Allocated

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		96
(81-91) B	82	
(69-80) C		
(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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cramlington@pattinson.co.uk, www.pattinson.co.uk**

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