



To rent

1 bed cottage to rent in TS20

Mill Lane, Norton, Stockton-on-Tees, TS20
1LG

£650 pcm

 x1  x1  x1

On Street parking

Unfurnished

Property features

- ✓ BEAUTIFUL COTTAGE
- ✓ CENTRAL LOCATION - NORTON
- ✓ CONTEMPORARY KITCHEN AND BATHROOM
- ✓ AMPLE LIVING SPACE
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Charlotte Kitching
Branch Manager
Norton

01642 363345
norton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A wonderful one bedroom character Cottage situated in a quiet lane just off the Picturesque Norton Green. Located in an enviable position within walking distance of all the amenities the village has to offer, and close to the A19 and other local and public transport links. This modernized property briefly comprises; an entrance hall, living room, modern fitted kitchen, double bedroom, and a spacious bathroom. On street parking is available to the front of the property.

UNFURNISHED

AVAILABLE END OF AUGUST 2026

EPC RATING D

COUNCIL TAX BAND A

GUARANTOR REQUIRED

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: £750.00

Length of Tenancy: 6

Rent: £650 pcm

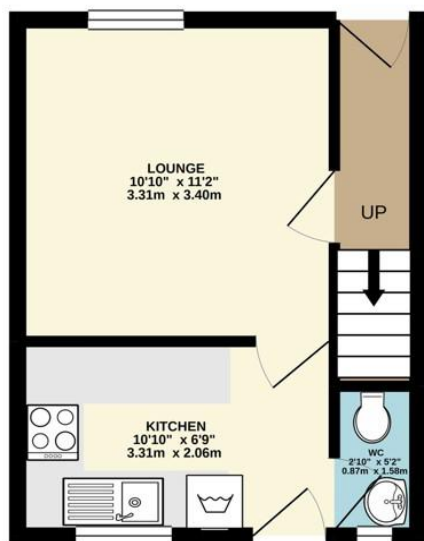
Property Type: Cottage

USPs: Allows pets

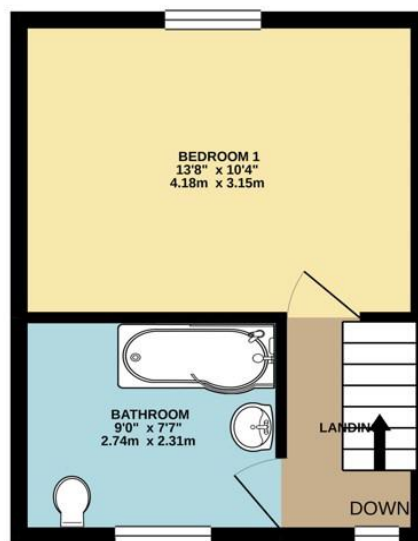
Parking: On Street

Heating: Gas

GROUND FLOOR
245 sq.ft. (22.8 sq.m.) approx.

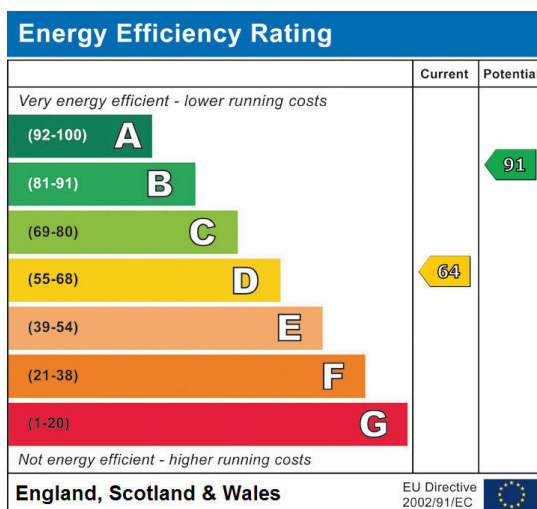


1ST FLOOR
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA: 491 sq.ft. (45.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mill Lane, Norton, Stockton-on-Tees, TS20 1LG

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

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