



2 bed terraced house to rent in

Turner Avenue, Whiteleas, South Shields,
Tyne and Wear, NE34 8NT

£725 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Fully Renovated!
- ✓ Two Bedroom
- ✓ Ideal Location In Whiteleas
- ✓ Terraced House
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Introducing a delightful residential rental opportunity set in the heart of Whiteleas, South Shields. This fully renovated mid terraced home is ready to view and isn't one to be missed!

Upon entering into the property, you're welcomed with a large airy entry way which is open plan into the fully renovated kitchen diner area. To the left you enter into the living room which has a bay window to the front and french doors to the rear allowing the natural light to flow through the large living room, this room offers a cosy living space as well as can be open plan into the garden. To the first floor landing lies two bedrooms and a family bathroom with a separate W.C. Large gardens lie to the front and rear of this terraced home.

The property is in a great location with easy access to local shops, parks and great transportation links.

Finished tastefully and to a very high standard, this terraced house presents a wonderful opportunity for either a single occupant or a small family, who are looking for a homely property in Whiteleas.

Do not miss out on this opportunity, 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: £836.54

Rent: £725 pcm

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

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: Yes

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	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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