



## 2 bed semi-detached house to rent in NE34

Mortimer Road, Mortimer, South Shields, Tyne and Wear, NE34 0RW

# £2,000 pcm

 x2  x1  x2

On Street parking

Unfurnished

## Property features

- ✓ TWO BEDROOM SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ GREAT LOCATION AND AMENITIES
- ✓ AVAILABLE SOON...
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ 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

| AVAILABLE UN-FURNISHED | TWO BEDROOM SEMI DETACHED | GREAT LOCATION | CLOSE TO SCHOOLS |

We are delighted to offer TO LET this beautifully presented two bedroom semi detached house on the popular Mortimer road, South Shields. Benefiting from gas central heating and double glazing the property has the added benefit of an enclosed garden, orangery and off street parking to the front.

Comprising briefly :- Composite door to the entrance hallway with doors to the lounge and kitchen/diner. Stairs to the first floor landing. The orangery leads from the kitchen and on to the patio area. To the first floor landing lie bedroom one, bedroom two, bathroom and separate w.c.

Externally an enclosed garden lies to the rear with parking to the front.

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: C

Deposit: £2,307.69

Rent: £2,000 pcm

Property Type: Semi-detached house

Parking: On Street

Heating: Gas



## Lounge



## Kitchen



## Diner



## Orangery



## Bedroom One.



## Bedroom Two



---

## Bathroom



---

## External







| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            | 72      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Mortimer Road, Mortimer, South Shields, Tyne and Wear, NE34 0RW

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**RICS**

Client Money Protection

