



To rent

4 bed semi-detached house to rent in NE63

Church Farm Close, Woodhorn Village,
Ashington, Northumberland, NE63 9ZF

£1,000 pcm

 x4  x2  x1

Property features

 EPC Rating B

Driveway parking

Unfurnished

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson welcomes to the rental market this fabulous four bedroom semi detached house situated within Woodhorn village in Ashington. This is a private development of new build homes on the outskirts of the seaside town of Newbiggin By The Sea.

The floorplan in brief; is opened by a central hallway, leading onto a rear-facing living room and dining space and a contemporary kitchen to the front aspect and cloakroom WC completes the ground floor. The second floor having a landing space opening up onto three well portioned double bedrooms, and a large 3 piece family bathroom. To the top floor, having a small landing area opening into the master double bedroom, with 3 piece en-suite facility.

Externally; To the front, a double block paved driveway for ample parking and to the rear, fully enclosed, private landscaped garden with views beyond.

Central heated via air source heat pump, highly efficient energy system.

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: £1,153.85

Rent: £1,000 pcm

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Front External

Blocked paved driveway to front.



Lounge

4.97m x 5.29m (16'3" x 17'4")

Patio doors opening into the rear garden, window to side.



Kitchen

3.02m x 3.06m (9'10" x 10'0")

Fitted with a range of wall, floor and drawer units with roll edge worktops and tiled splash backs, integrated electric oven with separate hob and extractor above, sink and drainer with mixer tap, vinyl flooring, radiator.



Bathroom

2.77m x 2.19m (9'1" x 7'2")

Fitted with a three piece white suite which includes a paneled bath with shower over and glass screen door, wash hand basin, w.c, vinyl flooring, heated towel rail.



Master Bedroom En-Suite

1.79m x 1.48m (5'10" x 4'10")

Walk in show cubicle with chrome fittings, wash hand basin, w.c, vinyl flooring, heated towel rail.



Rear Garden

Enclosed near garden.



Ground Floor W.C

Wash hand basin, push button w.c.

Master Bedroom

3.70m x 4.74m (12'1" x 15'6")

Bedroom Two

4.93m x 2.50m (16'2" x 8'2")

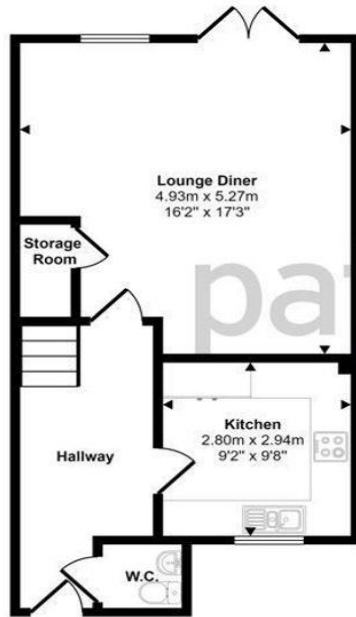
Bedroom Three

2.39m x 3.46m (7'10" x 11'4")

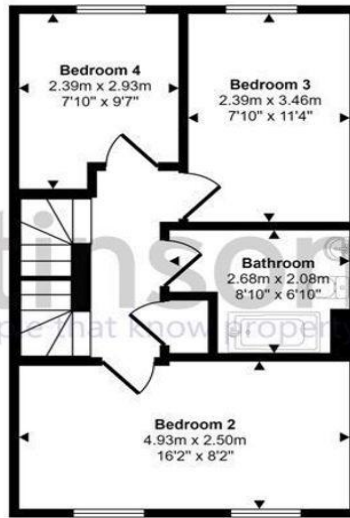
Bedroom Four

2.39m x 2.93m (7'10" x 9'7")

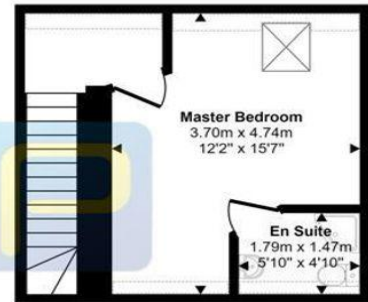
Approx Gross Internal Area
109 sq m / 1173 sq ft



Ground Floor
Approx 44 sq m / 472 sq ft



First Floor
Approx 41 sq m / 443 sq ft



Second Floor
Approx 24 sq m / 258 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Church Farm Close, Woodhorn Village, Ashington, Northumberland, NE63 9ZF

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

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