

2 bed bungalow to rent in NE3

Ealing Court, Kingston Park, Newcastle upon Tyne, Tyne and Wear, NE3 2YD

£1,200 pcm

x 2 x 1 x 1

Driveway & Garage parking

Property features

- 2 Bedrooms
- Detached Garage
- Driveway
- Bungalow
- EPC Rating C

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Maurice Porteous
Branch Manager
Gosforth

0191 2303365
gosforth@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Gosforth are proud to present this beautifully renovated two-bedroom bungalow, finished to a high standard throughout and offering stylish, comfortable and practical living accommodation.

The property has been newly renovated with careful attention to detail, creating a modern and welcoming home ready for its new occupants. The accommodation comprises a spacious reception room, two bedrooms, a contemporary bathroom and a newly fitted kitchen with a range of integrated and essential white goods included.

Externally, the property benefits from a private garden, providing an excellent outdoor space for relaxing or entertaining.

There is also a private driveway providing convenient off-street parking, together with a detached garage offering secure parking, storage or additional flexibility.

With its high-quality renovation, modern kitchen, private garden, driveway and detached garage, this attractive bungalow offers an excellent rental opportunity.

Early viewings are highly recommended.

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: £1,384.62

Rent: £1,200 pcm

Property Type: Bungalow

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

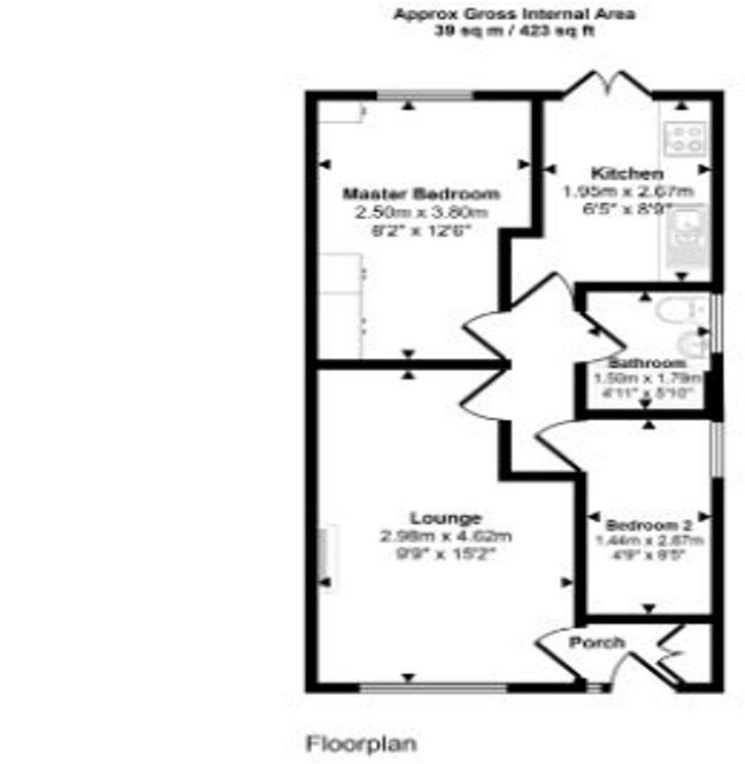
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

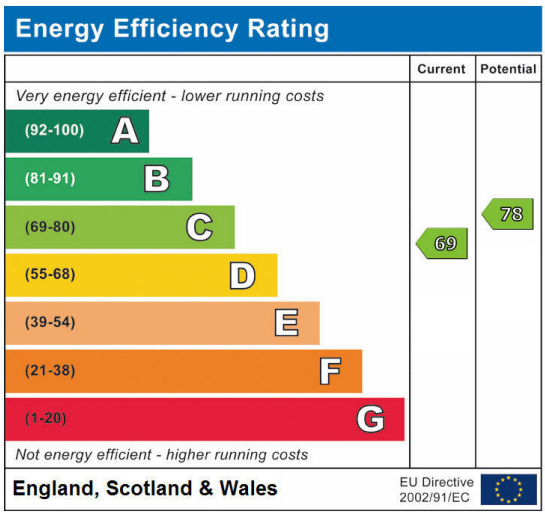
Broadband: ADSL copper wire

Mobile signal coverage: Good



Floorplan

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.



Ealing Court, Kingston Park, Newcastle upon Tyne, Tyne and Wear, NE3 2YD

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

210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, gosforth@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 firms employment has the authority to make or give any representation or warranty in respect of the property.