

2 bed terraced house to rent in

Basingstoke Road, Peterlee, Peterlee, Durham, SR8 2AP

£600 pcm

x 2 x 1 x 1

Driveway parking

Unfurnished

Property features

- Two-bedroom mid-terraced house
- Spacious dual-aspect lounge
- Modern fitted kitchen
- White family bathroom
- 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

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Spacious Two-Bedroom Mid-Terraced Home To Let – Ideal Family Property

Pattinson Estate Agents are delighted to offer this beautifully presented two-bedroom mid-terraced home to let, ideally situated close to the A19, providing excellent road links to both the north and south. The property is conveniently located near local schools, shops and everyday amenities, making it an ideal choice for couples and small families.

Recently redecorated throughout and benefiting from newly fitted carpets, the property offers a fresh, neutral finish, ready for tenants to make themselves at home.

The ground floor comprises a spacious lounge with dual-aspect windows, allowing plenty of natural light, alongside a modern white kitchen fitted with an integrated hob and oven, washing machine and fridge/freezer.

To the first floor are two generously sized bedrooms and a contemporary white family bathroom, complete with a combination vanity unit offering useful storage.

Externally, the property benefits from off-street parking to the front and a pleasant rear garden featuring a lawn, paved patio area and outdoor storage shed, perfect for relaxing and enjoying the warmer months.

Don't miss out on this fantastic rental opportunity! For further information or to arrange a viewing, contact Pattinson Estate Agents, Peterlee

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: £692.31

Rent: £600 pcm

Property Type: Terraced House

USPs: Garden

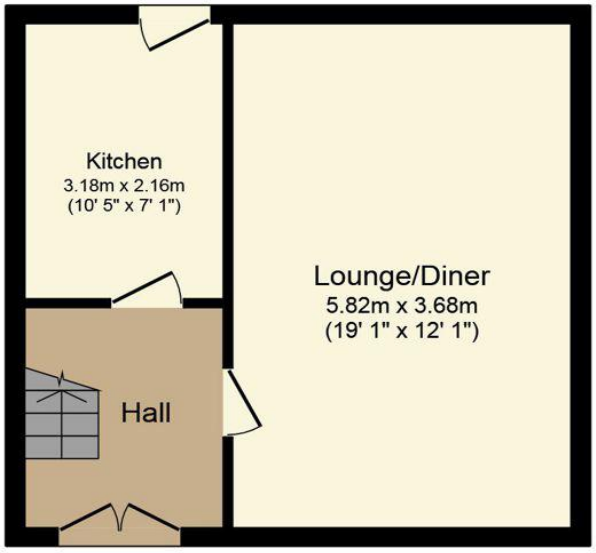
Parking: Driveway

Heating: Gas

Electric: National Grid

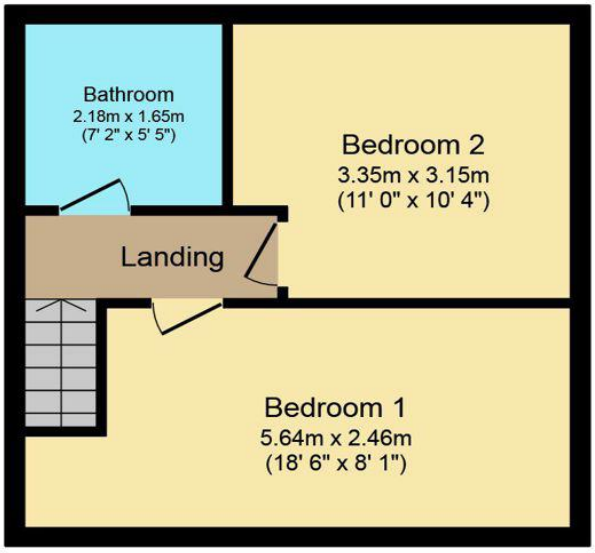
Water: Direct mains water

Sewerage: Standard UK domestic



Ground Floor

Floor area 34.6 sq.m. (372 sq.ft.) approx



First Floor

Floor area 34.6 sq.m. (372 sq.ft.) approx

Total floor area 69.1 sq.m. (744 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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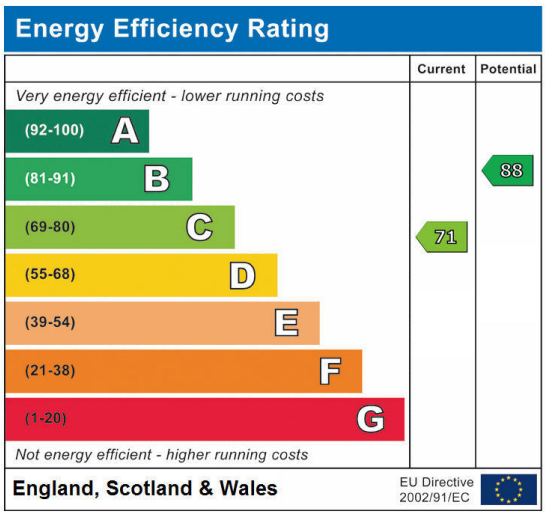

Basingstoke Road, Peterlee, Peterlee, Durham, SR8 2AP

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

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