

2 bed end of terrace house to rent in SR8

Davies Walk, Horden, Peterlee, Durham, SR8 4BN

£800 pcm

x 2 x 1 x 1

On Street parking

Furnished

Property features

- TWO BEDROOM END OF TERRACE
- FURNISHED
- MODERN FITTED KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- EPC Rating C

Key Information

- Council Tax: Band A
- 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

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this Two Bedroom Terrace located on Davies Walk, Horden, Peterlee.

Available for let on a furnished basis, this spacious property is ideally located for local amenities and public transport with excellent road links giving easy access to the A19.

Briefly comprises; Entrance/Hall, Lounge, Kitchen/Diner, Rear Hall and to the first floor lies Two Double Bedrooms, Bathroom and separate Cloak. Externally to the rear is a private enclosed South-East facing garden with patio & lawn and to the front a private low maintenance garden with paved pathway leading to the entrance.

Call Pattinson Peterlee on 0191 5183521 or email peterlee@pattinson.co.uk

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: £923.08

Rent: £800 pcm

Property Type: End of terrace house

USPs: Furnished, Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

External Front



Entrance/Hallway

UPVC part glazed door leading to entrance, stairs to first floor, gas central heating radiator, built in storage, LVT flooring;



Lounge

Sliding patio doors leading to entrance, built in gas fire with feature surround, LVT flooring;



Lounge (Additional)



Lounge (Additional)



Kitchen/Diner

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, integrated electric oven, electric hob with extractor over, washing machine, under counter fridge & freezer, double glazed window to front and rear aspect, gas central heating radiator, laminate flooring;



Kitchen/Diner (Addtional)



Kitchen/Diner (Addtional)



First Floor Landing

Double glazed window to front aspect, laminate flooring, gas central heating radiator;



Bedroom One

Double glazed window to rear aspect, built in sliding wardrobe, gas central heating radiator;



Bedroom One (Additional)



Bedroom Two

Double glazed windows to rear aspect, gas central heating radiator;



Bedroom Two (Additional)



Cloak

W/C, laminate flooring, double glazed window to front aspect;



Bathroom

A suite consisting of bath, pedestal wash hand basin, part tiled walls, vinyl flooring, double glazed window to front aspect;



External Rear

Private enclosed garden with lawn, paved patio seating area, summer house/storage with power, decorative borders, gated access to lane, external tap;



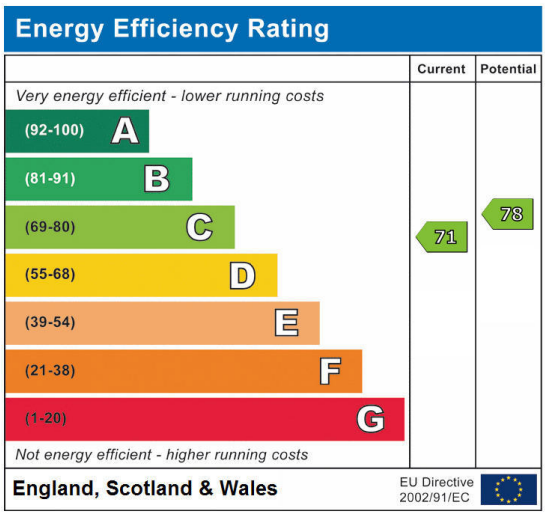
External Rear (Addtional)



External Rear (Addtional)







Davies Walk, Horden, Peterlee, Durham, SR8 4BN

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

2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk

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