

**To rent**pattinson 

3 bed semi-detached bungalow to rent in NE13

Canterbury Way, Wideopen, Newcastle upon Tyne, Tyne and Wear, NE13 6JN

£1,000 pcm

 x3  x2  x1

Driveway & Garage parking

Property features

- ✓ Driveway
- ✓ 3 Bedrooms
- ✓ Garden
- ✓ Council Tax band C
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ 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 delighted to welcome to the rental market this well-proportioned, unfurnished three-bedroom semi-detached dormer bungalow, ideally situated in Wideopen, Newcastle upon Tyne.

Offering spacious and versatile accommodation across two floors, the property would make an excellent family home. The accommodation briefly comprises a welcoming reception room, three well-sized bedrooms, two bathrooms and a practical kitchen.

The property benefits from two bedrooms located on the first floor, both offering generous proportions and providing comfortable living space. The master bedroom is particularly spacious and also features an additional section to the side, offering a versatile area which could be utilised as dressing space, additional wardrobe storage, a make-up station or home office, depending on the tenant's requirements. The second bedroom is also a good size and provides ample space for furnishings and storage.

A further bedroom is located on the ground floor, offering flexibility for families, guests or those requiring single-level accommodation. The property also benefits from two bathrooms, with one conveniently located on each floor.

Externally, the property provides a driveway and garage, offering excellent off-street parking and additional storage. The property does not benefit from a garden and is offered to let on an unfurnished basis.

Situated in the popular residential area of Wideopen, the property provides convenient access to local amenities and transport links, making it well placed for those looking to commute into Newcastle and the surrounding areas.

An internal inspection is highly recommended to appreciate the size, layout and versatility of the accommodation on offer.

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: £110.00

Rent: £1,000 pcm

Property Type: Semi-detached Bungalow

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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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**

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RICS

**Client Money
Protection**

