

3 bed town house to rent in NE13

Iveston Avenue, Great Park, Newcastle upon Tyne, Tyne and Wear, NE13 9BU

£1,200 pcm

x 3 x 2 x 1

Allocated parking

Furnished

Property features

- Available Early November 2026
- Three Bedroom Townhouse
- Council Tax Band C
- EPC Rating B
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- 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 offering To Let this three bedroom, three storey town house which is ideally situated in Newcastle Great Park, close to all local amenities, Newcastle City Centre and good transport links. This popular modern estate also has easy access to all major motorways and Newcastle International Airport.

The accommodation includes a lounge, well appointed kitchen to the rear of the property with a good range of wall and base units complimenting work surfaces, built in gas hob and electric oven, integrated dishwasher, integrated washing machine, UPVC double glazed French doors leading to the rear garden and a downstairs WC. To the first floor is the bathroom/WC and two bedrooms. The top floor has a spacious bedroom with built in wardrobes and additional storage space.

The property benefits from Gas Central Heating, private rear garden, UPVC double glazing and allocated parking with visitor spaces also available.

Virtual tour available: https://tours.pattinson.co.uk/tour/1ga1g5e9d

Viewing is essential and to avoid disappointment please contact our Gosforth Branch on 0191 2303365 or via email gosforth@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: C

Deposit: £1,384.62

Rent: £1,200 pcm

Property Type: Town House

USPs: Furnished, Allows smokers

Parking: Allocated

Heating: Gas

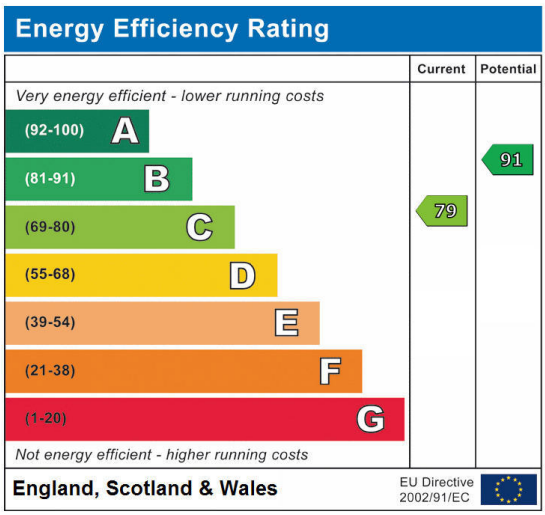
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good





Iveston Avenue, Great Park, Newcastle upon Tyne, Tyne and Wear, NE13 9BU

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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