3 bed bungalow to rent in SR5

Abbay Street, Sunderland, Tyne and Wear, SR5 2EB

£795 pcm

x 3 x 1 x 2

On Street parking

Unfurnished

Property features

- Available Immediately
- Council Tax Band A
- EPC E
- Close To Local Amenities
- EPC Rating E

Key Information

- Council Tax: Band A
- EPC Rating: E
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to offer to let this three bedroom bungalow in a central Sunderland location, available immediately. The property is unfurnished and features two reception rooms, one bathroom, three bedrooms and gas central heating throughout.

Parking options include both on street and driveway spaces, providing flexibility for residents. The bungalow is within Council Tax Band A and holds an EPC rating of E.

Situated close to local amenities, this bungalow presents a practical rental opportunity in Sunderland.

Essential Criteria

Affordability is calculated as 36x rent (Per Annum) - £28,620

Move in within 4 weeks

Applicants must view the property

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: £820.00

Rent: £795 pcm

Property Type: Bungalow

USPs: Allows smokers

Parking: On Street, Driveway

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

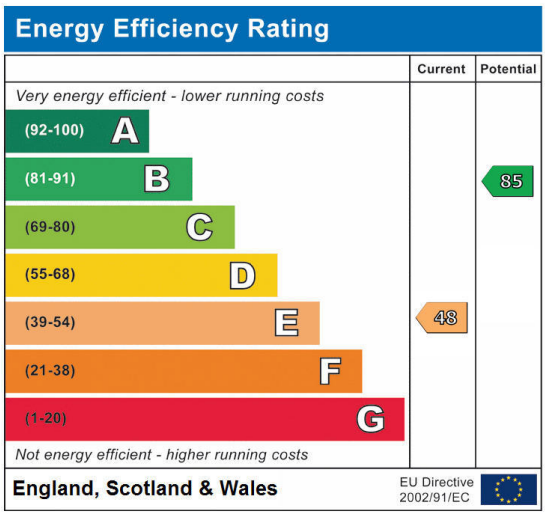
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Abbay Street, Sunderland, Tyne and Wear, SR5 2EB

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

51 Fawcett Street, Sunderland, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk

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