

3 bed end of terrace house to rent in SR8

Acre Rigg Road, Peterlee, Durham, SR8 2DY

£750 pcm

x 3 x 1 x 1

On Street parking

Unfurnished

Property features

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

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

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- Flexible viewing slots
- Accompanied viewings

Description

Three-Bedroom End-Terraced House | Modern Kitchen | Enclosed Rear Garden | Available Immediately

** First Months rent half price if moved in within 4 weeks **

Pattinson Estate Agents are delighted to welcome to the rental market this three-bedroom end-of-terrace home, conveniently situated in Peterlee. Available immediately and offered unfurnished, this property provides well-proportioned accommodation, a modern kitchen and an enclosed rear garden, making it an appealing choice for families and professional tenants alike.

The accommodation briefly comprises a welcoming entrance, a comfortable reception room providing an ideal space for relaxing and entertaining, and a modern fitted kitchen offering practical storage and workspace.

To the first floor, there are three bedrooms providing flexible accommodation for family living, guests or those requiring additional space for home working, together with a family bathroom.

Externally, the property benefits from an enclosed rear garden, offering a private outdoor space to enjoy. On-street parking is also available to the front of the property.

Further benefits include gas central heating, EPC rating D and Council Tax Band A.

Ideally positioned in Peterlee, the property is conveniently located for access to local shops, amenities and everyday services.

Available immediately and offered unfurnished, this three-bedroom home is an excellent rental opportunity for those seeking comfortable accommodation in a convenient location.

Early enquiries are recommended. Contact Pattinson Estate Agents today to arrange a viewing.

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: £865.38

Rent: £750 pcm

Property Type: End of terrace house

USPs: Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

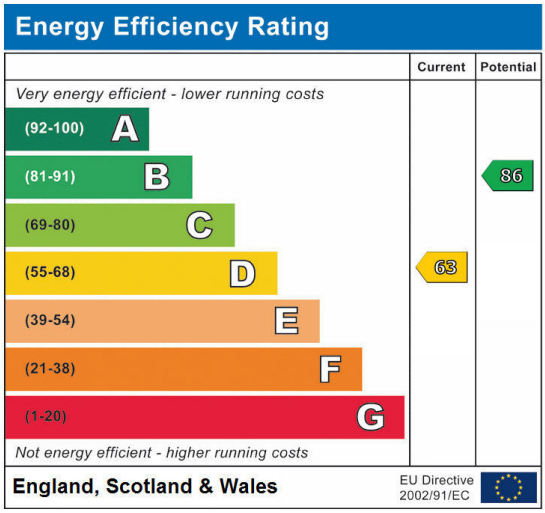
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good





Acre Rigg Road, Peterlee, Durham, SR8 2DY

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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