



3 bed detached house to rent in

Rothbury Drive, Ashington, Ashington,
Northumberland, NE63 8TJ

£1,300 pcm

 x 3  x 2  x 2

Garage parking

Unfurnished

Property features

- ✓ Three Bedroom Detached
- ✓ Gardens and Garage
- ✓ Ground Floor W/C and En-suite
- ✓ Modern Fixtures and Fittings
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated in the West End of Ashington we are pleased to offer for rent this lovely, well presented three bedroom detached family home on Rothbury Drive in The Portland Estate of Ashington. Located close to Ashington Town Center and neighboring market town of Morpeth with all their shops and amenities, with easy access to local bus and road links throughout the North East.

Accommodation on offer briefly comprises of entrance hallway, lounge, kitchen / diner, utility room, ground floor W/C, conservatory, to the first floor master bedroom with en-suite, two further bedrooms and family bathroom. Externally there are landscaped gardens to front and rear with patio and gravelled areas. Separate garage in block and off street parking space.

Viewings are essential to appreciate 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: £1,325.00

Length of Tenancy: 6 months

Rent: £1,300 pcm

Property Type: Detached House

USPs: Garden, Allows children, Allows pets

Parking: Garage

Heating: Gas

Entrance Hallway

Via composite door, stairs to first floor, understairs storage cupboard

Ground Floor W/C

Low level W/C and pedestal wash hand basin, part tiled walls.

Lounge

5.00m x 4.00m (16'4" x 13'1")

Upvc double glazed window, TV Point



Kitchen / Diner

5.50m x 3.90m (18'0" x 12'9")

Modern open plan kitchen / diner fitted with modern wall, base and drawer units, tile effect flooring, integrated electric oven and electric hob, extractor over, stainless steel sink and drainer, space for dishwasher, Upvc double glazed window and Upvc doors to conservatory, door to;



Utility Room

Base units with space for washer dryer, sink and drainer, door to side.

Conservatory

3.10m x 2.80m (10'2" x 9'2")

Upvc construction with french doors to garden, tiled floor.



First Floor Landing

Storage Cupboard.



Master Bedroom

4.00m x 3.50m (13'1" x 11'5")

Upvc double glazed window, TV point and door to;



En- suite

Low level W/C and pedestal wash hand basin, part tiled walls. Plumbing in place and supported floor to house a shower cubicle.



Second Bedroom

3.20m x 2.90m (10'5" x 9'6")

Upvc double glazed window.



Bedroom Three

3.10m x 2.50m (10'2" x 8'2")

Upvc double glazed window and laminate flooring.



Externally

To the front low maintenance landscaped garden and to the rear a beautiful well maintained garden with paved seating area and gravelled area, gate to rear driveway. Separate garage in block.



Additional Garden Image





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(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 

Rothbury Drive, Ashington, Ashington, Northumberland, NE63 8TJ

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk, www.pattinson.co.uk

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Client Money Protection

