3 bed semi-detached house to rent in SR8

Trevelyan Place, Peterlee, Peterlee, Durham, SR8 2NL

£700 pcm

x 3 x 1 x 1

Off Street parking

Unfurnished

Property features

- NO ADMIN FEES. NO DEPOSIT OPTION AVAILABLE
- 3 Bed Semi-Detached
- Enclosed garden
- Popular Location
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

NO ADMIN FEES. NO DEPOSIT OPTION AVAILABLE! T&C and fees apply. Subject to passing referencing. Visit www.reposit.co.uk or ask us for more information

READY TO MOVE INTO, PERFECT RENTAL HOME... Pattinson Estate Agents are delighted to welcome to the rental market this well presented and ready to move into three bedroom semi detached property on Trevelyan Place in the popular Grampian Drive area of Peterlee.

The property briefly comprises of: entrance hallway, downstairs WC, lounge/ dining room, kitchen, three bedrooms and a family bathroom. Externally the property offers a fully enclosed grassed garden to the rear aspect and a grassed area to the front. There is also the added benefit of off street parking in the cul-de-sac.

The roof has recently benefitted from recent re-pointing a recently added Roof with a remaining 18 year warranty.

Viewing comes highly recommended to fully appreciate what this wonderful family home has to offer.

To arrange your internal viewing, call our Peterlee office on 0191 563 4084

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: £807.69

Rent: £700 pcm

Property Type: Semi-detached house

USPs: Allows smokers

Parking: Off Street

Heating: Gas

External Front

Hallway

Entrance through UPVC door into the hallway. With carpeted flooring, built in storage cupboard, under stairs cupboard and staircase to the first floor.

Downstairs w/c

With a low level WC, wash hand basin. With a double glazed window and carpeted flooring.

Lounge / Dining Room

6.60m x 3.56m (21'7" x 11'8")

With a double glazed window to the front aspect and double glazed French doors to the front aspect, with two double panelled radiators, coving to the ceiling, TV point and carpeted.

Kitchen

2.80m x 2.46m (9'2" x 8'0")

The kitchen is fitted with a range of wall and base units with roll top work surfaces, with roll top work surfaces. With one and a half sink and drainer unit, plumbing for a washing machine, tiled flooring, gas hob with electric oven and fully tiled walls and flooring. With two double glazed windows to the rear aspect.

1ST FLOOR:

Landing

With a double glazed window to the rear aspect, carpeted flooring and a built in storage cupboard.

Bedroom One

3.53m x 3.53m (11'6" x 11'6")

With a double glazed window to the front aspect, with single panelled radiator, coving to the ceiling, carpeted flooring and built in storage cupboards.

Bedroom Two

3.56m x 2.51m (11'8" x 8'2")

With a double glazed window to the front aspect , single panelled radiator, carpeted flooring and fitted wardrobes.

Bedroom Three

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

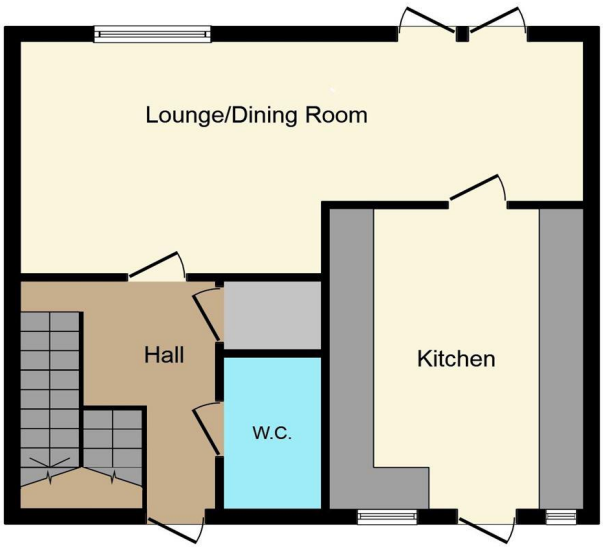
With a double glazed window to the rear aspect, single panelled radiator and carpeted flooring.

Family Bathroom

Fitted with a three piece suite comprising of: low level WC, panelled bath with shower over and a pedestal wash hand basin. With fully tiled walls, double glazed window to the rear aspect and single panelled radiator.

External Rear

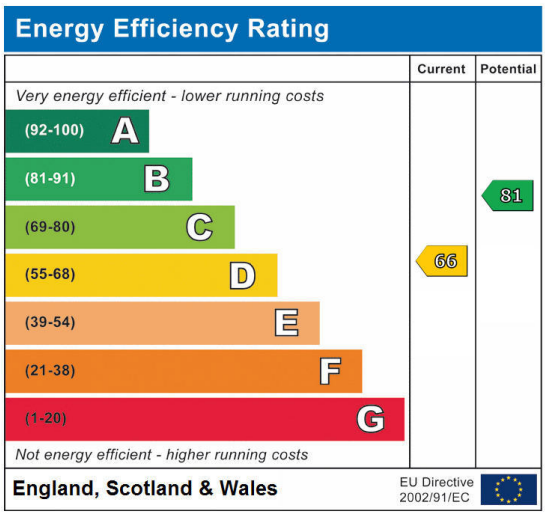
A fully enclosed grassed garden to the rear aspect and a grassed area to the front.



Ground Floor

First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Trevelyan Place, Peterlee, Peterlee, Durham, SR8 2NL

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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