



## 2 bed terraced house to rent in

Coquet Street, Chopwell, Newcastle upon Tyne, Tyne and Wear, NE17 7DA

# £500 pcm

🛏 x2 🚿 x1 🚿 x1

On Street parking

Unfurnished

## Property features

- ✓ Two bedroom mid terrace
- ✓ Gas Central Heating & Double
- ✓ New kitchen and bathroom
- ✓ Enclosed rear yard
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Richard Brough  
Senior Valuer  
Consett

01207 508262  
consett@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Great opportunity to rent this two bedroom mid terrace property in Chopwell. The property is available from November, Located close to local shops and schools and has excellent bus and road links into Newcastle.

The floor plan comprises: Lounge, bathroom and kitchen. To the first floor two bedrooms. Further benefits include gas central heating, double glazing and enclosed rear yard.

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: £525.00

Length of Tenancy: 6 month

Rent: £500 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

## Rear yard

Mainly paved, gates access, fenced and walled boundaries.

---

## Bedroom Two

2.10m x 1.50m (6'10" x 4'11")

Double glazed rear aspect window, single radiator, laminate flooring.



## Bedroom One

4.00m x 2.70m (13'1" x 8'10")

Double glazed front aspect window, laminate flooring, single radiator.



## First floor landing

Double glazed rear aspect window,.

---

## Bathroom

White three piece suite comprising panelled bath with shower over, vanity wash hand basin, low level W.C. downlighting.



## Kitchen

3.00m x 1.90m (9'10" x 6'2")

Fitted wall and base units incorporating counter work tops with a one and a half bowl sink unit, built in electric oven, gas hob and extractor hood over. combination boiler, double radiator, laminate flooring, two rear aspect windows.

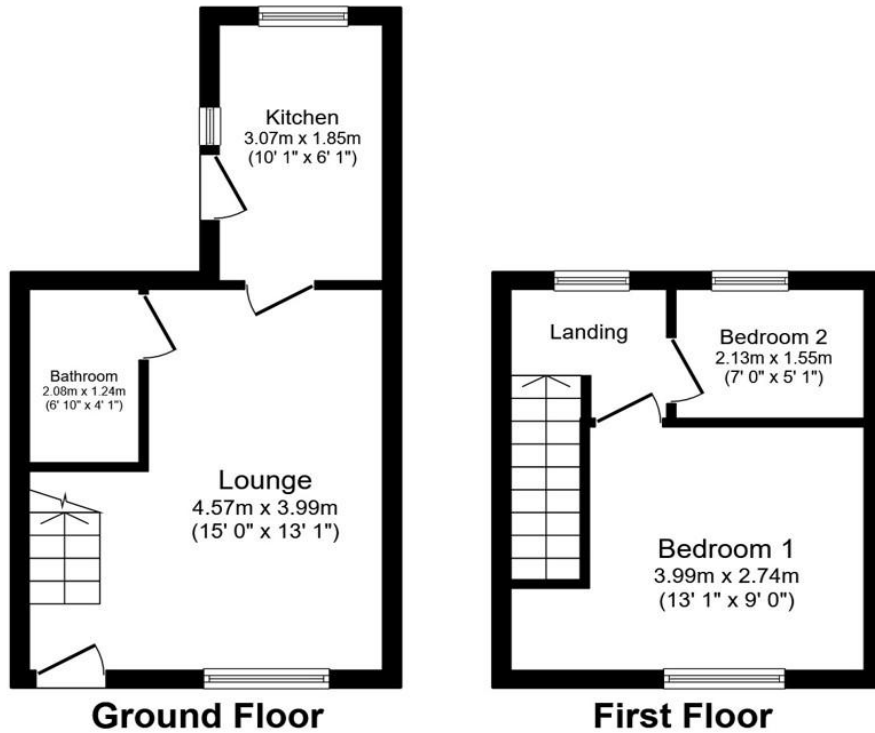


## Lounge

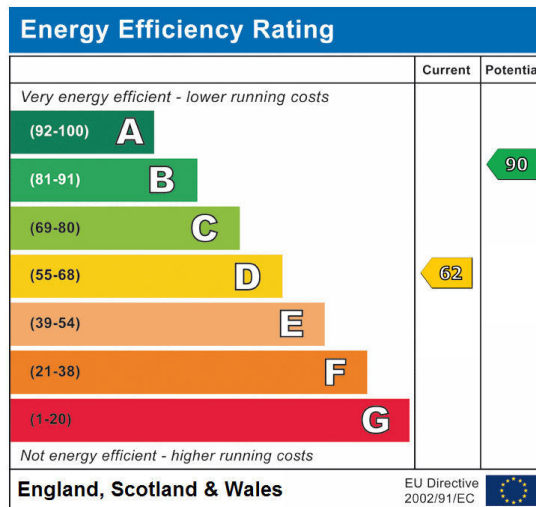
4.60m x 4.00m (15'1" x 13'1")

Double glazed front aspect door and window, double radiator, laminate flooring, stairs to first floor, doors into the kitchen and bathroom.





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



Coquet Street, Chopwell, Newcastle upon Tyne, Tyne and Wear, NE17 7DA

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

**55 Medomsley Road, Consett, County Durham, Tyne & Wear, DH8 5HQ, Tel: 01207 508262, Fax: 01207 583771, [consett@pattinson.co.uk](mailto:consett@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**RICS**

Client Money Protection

