

**To rent**

4 bed terraced house to rent in

Turnberry Way, Cramlington, Cramlington,
Northumberland, NE23 2DD

£995 pcm

 x4  x2  x2

On Street parking

Unfurnished

Property features

- ✓ Four bedroom home
- ✓ Modern kitchen and bathroom
- ✓ Ground floor cloaks
- ✓ Gardens to the front and rear
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Teri Dunning
Cramlington

01670 568098
cramlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this four bedroom terraced house in Cramlington, offering modern living spaces across two floors. The property is available to let unfurnished and features a contemporary kitchen/diner, a spacious living room, and a ground floor cloakroom.

Upstairs, there are four bedrooms and a modern bathroom, providing comfortable accommodation for families. The entrance hallway leads through to the main reception areas, while the landing connects the bedrooms on the first floor.

Externally, the property includes gardens to the front and rear, as well as on street parking. The home is heated by gas and falls within Council Tax Band B. EPC rating is 65.

This terraced house is situated in a great location in Cramlington, close to local amenities and services.

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: B

Deposit: £950.00

Rent: £995 pcm

Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrance hallway

Living Room

Kitchen/diner

Cloaks

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4



Bathroom



External





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098, cramlington@pattinson.co.uk, www.pattinson.co.uk

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