



3 bed detached house to rent in

Seymour Avenue, Eaglescliffe,
Stockton-on-Tees, Durham, TS16 0LD

£895 pcm

 x 3  x 1  x 2

Driveway & Garage parking

Property features

- ✓ Open plan Kitchen Family Room
- ✓ Enclosed Rear Garden
- ✓ Ample Parking and Single Detached Garage
- ✓ Sought after area
- ✓ EPC Rating E

Key Information

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

Arrange a viewing

Melanie Devine
Branch Manager
Stockton On Tees

01642 210132
stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are pleased to welcome to the market this three bedroom detached family home situated in a popular area of Eaglescliffe. The property boasts a spacious living space and benefits from: - entrance hall, kitchen, large dining room with French doors leading to the rear garden, and a living room. To the first floor there are two double bedrooms, a further single bedroom, and a family bathroom. Externally there are pleasant gardens to front and rear, along with a patio area for entertaining. There is also a single garage with driveway which can accommodate up to three cars.

UNFURNISHED

AVAILABLE MID NOVEMBER

EPC RATING E

COUNCIL TAX BAND C

GUARANTOR REQUIRED

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: £1,032.00

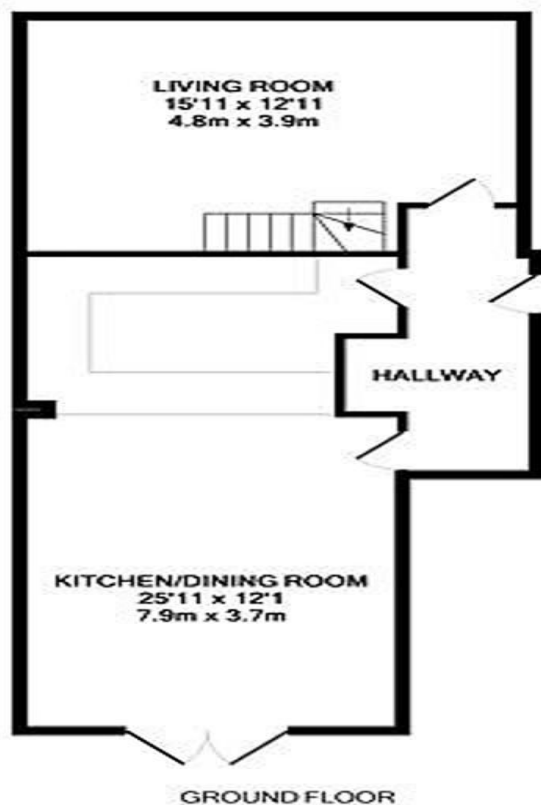
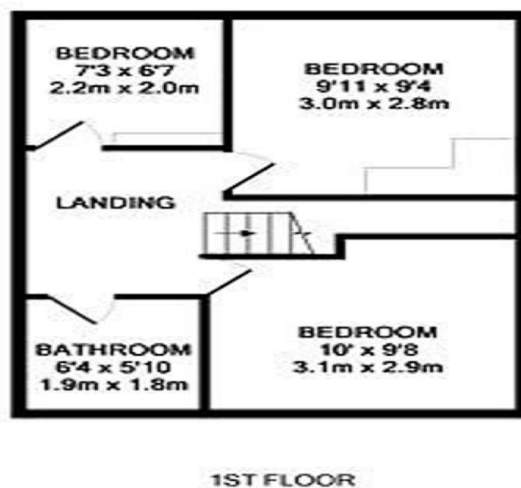
Rent: £895 pcm

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Seymour Avenue, Eaglescliffe, Stockton-on-Tees, Durham, TS16 0LD

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

**20 Bishop Street, Stockton-on-Tees, County Durham, TS18 1SY, Tel: 01642 210132,
stockton@pattinson.co.uk, 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**

