



3 bed terraced house to rent in

Oakwood Avenue, Newbiggin by the Sea,
Newbiggin-by-the-Sea, Northumberland,
NE64 6AN

£795 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Three Bedrooms
- ✓ Terrace House
- ✓ Well Presented Throughout
- ✓ D/G & GCH
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ 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

THREE BEDROOMS - WELL PRESENTED - AVAILABLE NOW

Pattinsons are delighted to offer to the rental market this 3 bed terrace house located at Hunters Lodge, Oakwood Avenue, Newbiggin By The Sea.

Close to local amenities with good transport links the property briefly comprising of: Entrance hallway, cloaks/wc, kitchen, lounge, family bathroom and three bedrooms.

Externally there is allocated parking to the front and a garden to the rear.

Early viewings recommended, Please contact the Ashington team on 01670 568096 or email ashington@pattinson.co.uk

EPC Rating: C

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: £820.00

Length of Tenancy: 6 months

Rent: £795 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

Hallway

Storage cupboard
-Radiator

Downstairs Wc

Low level wc
Wash hand basin
-Radiator

Kitchen

Double glazed window
-Fitted wall & base units with work tops
-Sink & drainer unit
-Plumbed for washing machine

Living Room

Double glazed french door to rear
-Stairs to first floor
-Radiator
-TV point

Bedroom 1

Double glazed window
-Radiator

Bedroom 2

Double glazed window
-Radiator

Bedroom 3

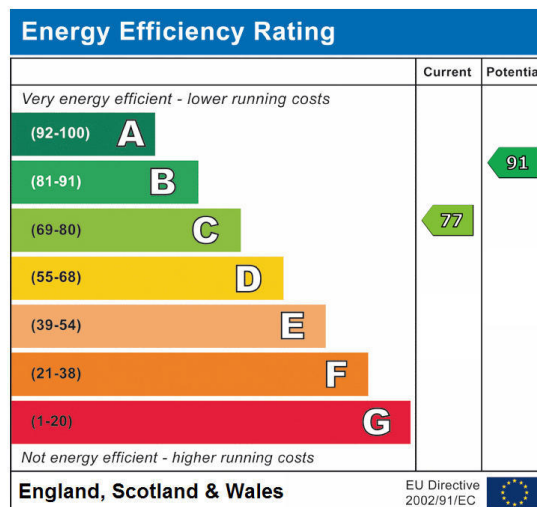
Double glazed window
-Radiator

Bathroom

Double glazed window
-Panelled bath with mains shower over
-Low level wc
-Pedestal wash hand basin
-Radiator

Externally

Enclosed paved garden to front
-Enclosed paved garden to rear



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NE64 6AN

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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Protection**



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