



2 bed terraced house to rent in

Pheasantmoor, Washington, Washington,
Tyne and Wear, NE37 1GB

£750 pcm

 x2  x1  x1

Driveway & Garage parking

Property features

- ✓ Two Bedrooms
- ✓ Modern Bathroom
- ✓ Driveway & Garage
- ✓ Close to Local Ammenities
- ✓ EPC - TBC

Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Air Source Heat Pump

Arrange a viewing

Sam Tollett
Senior Manager
Washington

0191 4154467
washington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson welcome to the rental market this charming two-bedroom terrace home situated in the sought-after area of Washington. This property offers a comfortable living space, ideal for those seeking a ready-to-move-in home. Pheasantmoor is conveniently located near essential amenities, including Washington Galleries, schools, and public transport links.

This well presented two bedroom family home is spacious through out and briefly consists of : Entrance / Porchway, Bright and spacious living room neutrally decorated, kitchen space with base units and integrated appliances. To the first floor there are two good sized bedrooms and a family bathroom with four piece suite. Externally the property has a turfed garden and the added benefit of a garage and a driveway for off-street parking and further parking available at the front of the house.

Please contact your local branch to arrange a viewing

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: £720.00

Length of Tenancy: 6 Months

Rent: £750 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: Driveway & Garage

Heating: Air Source Heat Pump

External Front



Hallway



Living Room

4.067m x 3.215m (13'4" x 10'6")



Kitchen Diner

4.19m x 2.98m (13'8" x 9'9")



First Floor Landing

2.47m x 1.393m (8'1" x 4'6")



Bedroom One

3.956m x 3.203m (12'11" x 10'6")



Bedroom Two

3.143m x 2.578m (10'3" x 8'5")



Bathroom

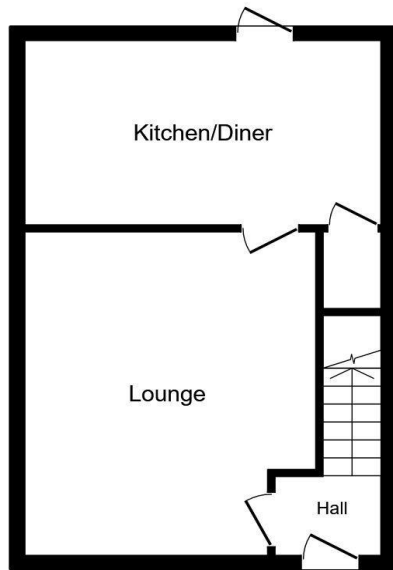
2.438m x 1.524m (7'11" x 5'0")



Rear Garden

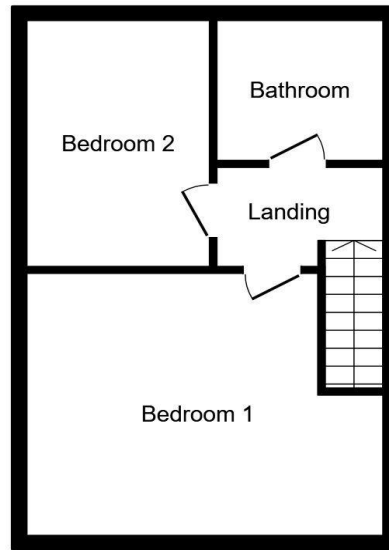


Garage



Ground Floor

Floor area 37.1 m² (400 sq.ft.)



First Floor

Floor area 37.1 m² (400 sq.ft.)

TOTAL: 74.3 m² (799 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Pheasantmoor, Washington, Washington, Tyne and Wear, NE37 1GB

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

55 The Galleries, Washington, Newcastle Upon Tyne, Tyne & Wear, NE38 7SA, Tel: 0191 4154467, Fax: 0191 4154313, washington@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

