



2 bed lower flat to rent in NE32

St. Pauls Road, Jarrow, Jarrow, Tyne and Wear, NE32 3AS

£525 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ GROUND FLOOR FLAT
- ✓ TWO BEDROOMS
- ✓ SPACIOUS LOUNGE
- ✓ CLOSE TO AMENITIES & PUBLIC TRANSPORT
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this Two Bedroom Lower Flat located on St. Pauls Road, Jarrow.

Situated on the outskirts of Jarrow Town Centre, the property is ideally located for local amenities including Jarrow Viking Shopping Centre as well as local public transport from Jarrow Bus & Metro Interchange for direct travel to Newcastle City Centre, South Shields and connections to Sunderland City Centre & the coast. Excellent local road links make travel easy via the A1, A19 and Tyne Tunnel.

Briefly comprises; Entrance/Hallway, Bedroom One, Bedroom Two, Lounge, Kitchen, Inner Hall & Family Bathroom.

Call Pattinson Jarrow on 0191 4897431 or email jarrow@pattinson.co.uk

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: £550.00

Length of Tenancy: 6 months

Rent: £525 pcm

Property Type: Lower Flat

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

External Front



Entrance

UPVC door leading to Entrance, doors to Bedroom One, Bedroom Two & Lounge;

Lounge

Gas central heating radiator, double glazed window to rear aspect;



Kitchen

A range of wall and base units with contrasting roll top work surfaces, stainless steel sink with mixer tap over, electric oven, gas hob with extractor over, tiled splashbacks, plumbing for washing machine, double glazed window to side aspect, door to Inner Lobby;



Bedroom One

Double glazed window to front aspect, gas central heating radiator;



Bedroom Two

Double glazed window to rear aspect, gas central heating radiator;




Family Bathroom

A white suite consisting of bath with mains shower over, W/C, pedestal wash hand basin, double glazed window to side aspect, gas central heating radiator;





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

St. Pauls Road, Jarrow, Jarrow, Tyne and Wear, NE32 3AS

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

67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@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

