

2 bed cottage to rent in SR4

Regal Road, Sunderland, Sunderland, Tyne and Wear, SR4 6HR

£725 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- TWO BEDROOM COTTAGE
- GAS CENTRAL HEATING AND DOUBLE GLAZED
- BEAUTIFULLY PRESENTED
- AVAILABLE NOW..
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to offer to the rental market this two bedroom cottage located on Regal Road, Sunderland. Ideally located for an array of schools, walking distance to local amenities, excellent local transport links to Sunderland City Centre and metro links to Sunderland City Centre, Newcastle City Centre and connections to South Shields.

Property Highlights

• Spacious Interior: The property includes an entrance hall, a cosy living room, a modern kitchen, two generously proportioned bedrooms, and a well-appointed family bathroom.

• Outdoor Space: A practical yard at the rear comes with potential off-street parking capabilities.

This property is immaculately presented and ready to move in to! Properties in this location are extremely popular and an early viewing is highly recommended.

For further details or to arrange a viewing, please contact our Sunderland team today.

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: £836.54

Rent: £725 pcm

Property Type: Cottage

USPs: Retirement property

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Entrance



Lounge



Kitchen



Bedroom One.



Bedroom Two



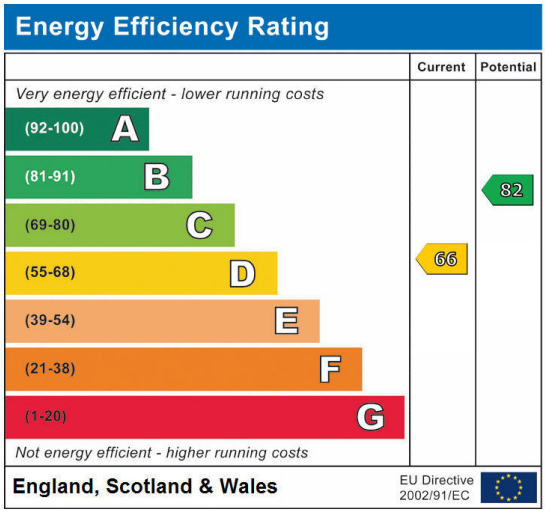
Bathroom



External







Regal Road, Sunderland, Sunderland, Tyne and Wear, SR4 6HR

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

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