



3 bed terraced house to rent in

Rosebery Terrace, Consett, Consett,
Durham, DH8 5RT

£800 pcm

 x 3  x 2  x 1

On Street parking

Unfurnished

Property features

- ✓ Three bedroom stone built mid terrace property
- ✓ The property has been refurbished throughout
- ✓ Lounge & Kitchen/diner
- ✓ Bathroom and en suite shower
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Richard Brough
Senior Valuer
Consett

01207 508262
consett@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Fantastic opportunity to rent the fabulous three bedroom stone built mid terrace property located in the heart of Consett. This property offers good size living accommodation and has just gone through a full refurbishment, with a new kitchen, bathroom and en suite. Decoration and flooring. Located in Consett town centre with its shops, bars, restaurants, schools and bus station.

The floorplan comprises Entrance hall, lounge, kitchen/diner, rear porch and bathroom. To the first floor master bedroom with en suite shower room, two further bedrooms. Further benefits include gas central heating, double glazing, front garden and rear yard. The property is available now.

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: £923.10

Rent: £800 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Entrance Hall

Double glazed entrance door, stairs to the first floor, laminate flooring, door into the lounge.

Lounge

Double glazed front aspect window, single radiator, laminate flooring, built in cupboard.



Kitchen/Diner

Fitted wall and base units incorporating counter work tops with a one and half bowl sink unit, built in electric oven and hob with extractor hood over double radiator, built in cupboards, down lighting, double glazed rear aspect window.



Rear porch

Double glazed door into the rear yard, laminate flooring, space for a washing machine, door into the bathroom.

Bathroom

White three piece suite comprising panelled bath with shower over, vanity wash hand basin, low level w.c. partly tiled walls, shaver point, double radiator, extractor fan, down lighting, double glazed rear aspect window.



First floor landing

Access to roof space

Bedroom One

Double glazed front aspect window, double radiator. door into en suite.



En suite shower room

White three piece suite comprising step in shower cubicle, vanity wash hand basin, low level w.c. extractor fan, down lighting.



Bedroom Two

Double glazed rear aspect window, double radiator.



Bedroom Three

Double glazed rear aspect window, double radiator.



Front garden

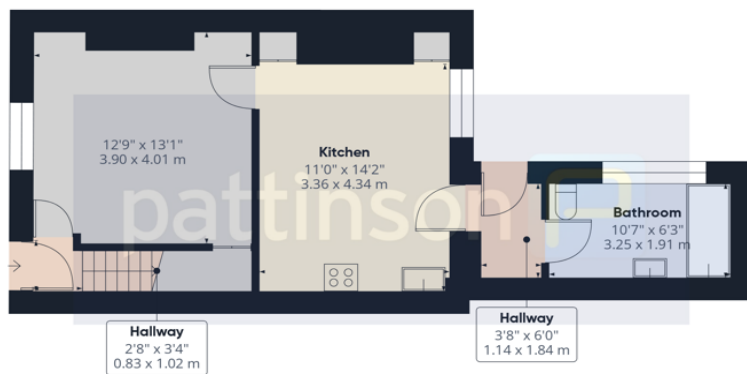
Laid mainly to lawn, paved area, flower, tree and shrub borders, stone and fenced boundaries, gate access.



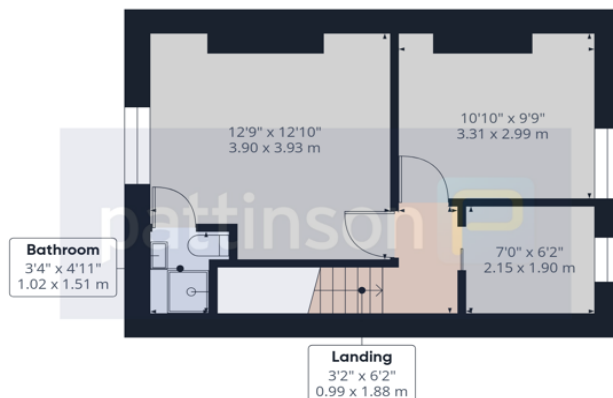
Rear yard

Mainly paved, stone walls with gate access.





Floor 0



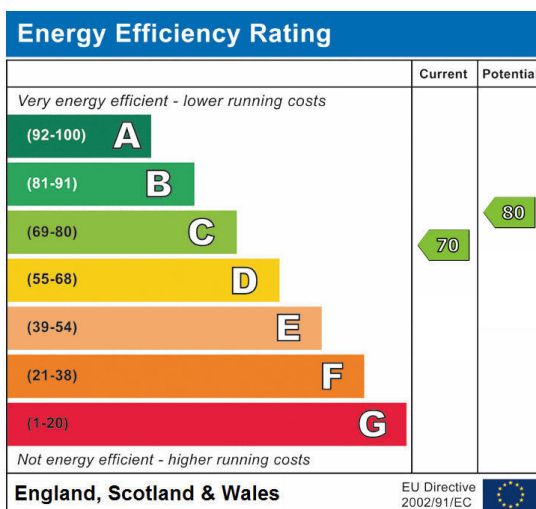
Floor 1

Approximate total area⁽¹⁾
806 ft²
74.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (PAS 9C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Rosebery Terrace, Consett, Consett, Durham, DH8 5RT

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

55 Medomsley Road, Consett, County Durham, Tyne & Wear, DH8 5HQ, Tel: 01207 508262, Fax: 01207 583771, consett@pattinson.co.uk, www.pattinson.co.uk

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