



To rent

## 2 bed terraced house to rent in

Weathercock Lane, Low Fell, Gateshead,  
Tyne and Wear, NE9 5JD

# £750 pcm

 x2  x1  x1

On Street parking

Unfurnished

## Property features

- ✓ End of Terrace
- ✓ Popular Location
- ✓ Private Garden
- ✓ Four Piece Family Bathroom
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Arrange a viewing

Phil Whiteside  
Branch Manager  
Low Fell

0191 4878898  
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A deceptively spacious two bedroomed end terraced house located in central Low Fell, just off the front street where a host of amenities can be found, including bars restaurants and shopping. The buses run on a regular basis allowing easy access to main town and city centres including Gateshead, Newcastle, Chester Le Street and Durham. In addition, the A1M is a short drive away allowing for great commuting links.

The accommodation briefly comprises of an entrance hall, lounge, kitchen and a bathroom with a four piece suite. To the first floor lies two bedrooms. Externally there is a private yard leading to an enclosed garden.

Please call our Low Fell branch today on 0191 4878898

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: £775.00

Length of Tenancy: 6 months

Rent: £750 pcm


Property Type: Terraced House

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898,  
low.fell@pattinson.co.uk, www.pattinson.co.uk**

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