

1 bed house share to rent in NE33

Room #, South Shields, Tyne and Wear, NE33 2LZ

£595 pcm

x 1 x 1 x 1

On Street parking

Furnished

Property features

- Private ensuite rooms
- Available end of Feb 26
- Newly renovated property
- New large kitchen area
- EPC Rating D

Key Information

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

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
south.shields@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

NEW High-End Newly Renovated House Share | Beach Road, South Shields | All Bills Included

Pattinsons are delighted to welcome to the market this luxury, fully refurbished house share located on the ever-popular Beach Road, South Shields. Offering a modern and stylish living experience, this high-spec property boasts 11 individually designed bedrooms, each complete with:

-Private en-suite bathroom

-Cleaner included for communal areas

-New, high-quality furnishings

-Super fast Broadband

-Smart wall-mounted TV

The communal areas have been thoughtfully renovated to offer comfort and convenience, featuring: A fully equipped, modern kitchen with brand-new fitted appliances, A dedicated utility room for added practicality, Contemporary finishes throughout

All bills are included in the rent, making budgeting simple and stress-free,

Perfectly positioned close to local amenities, transport links, and the beautiful South Shields coastline, this house share is ideal for professionals seeking a stylish and comfortable home. □□ Contact Pattinsons today to arrange your viewing – this premium property won't stay on the market for long!

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: £773.08

Rent: £595 pcm

Property Type: House share

USPs: Furnished

Parking: On Street

Construction materials: Brick and block

Roofing type: Asphalt shingles

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: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

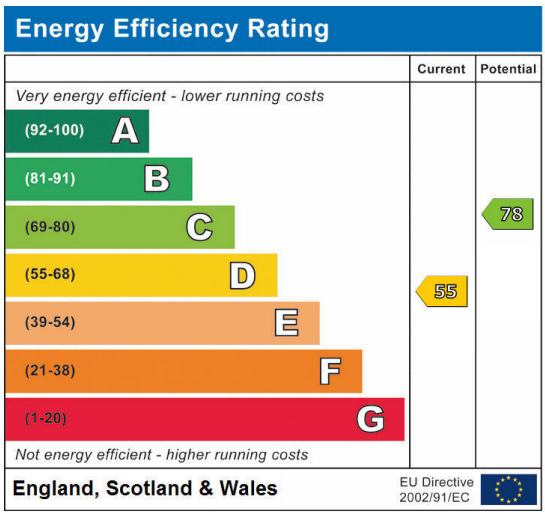
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good





Room #, South Shields, Tyne and Wear, NE33 2LZ

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

7 Charlotte Terrace, South Shields, Tyne & Wear, NE33 4NU, Tel: 0191 4540488, south.shields@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 firms employment has the authority to make or give any representation or warranty in respect of the property.