



4 bed detached house to rent in

Geranium Drive, Morpeth,
Northumberland, NE61 3EY

£1,500 pcm

 x 4  x 2  x 2

Allocated parking

Unfurnished

Property features

 EPC Rating B

Key Information

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

Arrange a viewing

Amanda Coleman
Senior Manager
Morpeth

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson welcome to the market this well presented four bedroom with two en-suites, detached family home situated within the St Andrews Gardens development in Morpeth.

The property is ideally located close to the A1 allowing ease of commuting to the North and South. Geranium Drive is set just outside the historic market town of Morpeth where you will find a beautiful range of homes at St Andrew's Gardens, ideally located for those looking for an idyllic semi-rural setting for their new home.

Morpeth Town Centre is within walking distance and provides further local amenities including: pubs, restaurants, Ofsted approved schools, an array of shops including little boutiques, high end designers with the Sanderson Arcade, leisure facilities and the attractive Carlisle Park, which offers plenty of activities for all ages such as river walks, park, bowling pavilion, tennis courts, band stand, outdoor paddling pool and the rowing boats. Throughout the year Sanderson Arcade regularly offer family friendly events and decorate the Arcade to suite.

The market town provides great commuting facilities including mainline train station to the North and South, bus station, A1 trunk road and taxi services. The popular Whitehouse Farm is approximately a 10 minute drive away offering a fun family day out. Plessey Woods and Northumberlandia are only a short drive away, offering some scenic walks.

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: E

Deposit: £1,525.00

Rent: £1,500 pcm

Property Type: Detached House

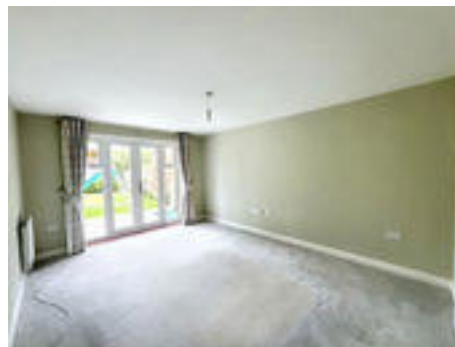
USPs: Garden, Allows children, Allows pets

Parking: Allocated

Heating: Gas

Living Room

Large lounge with carpeted flooring, double glazed French doors to rear garden and central heating radiator.



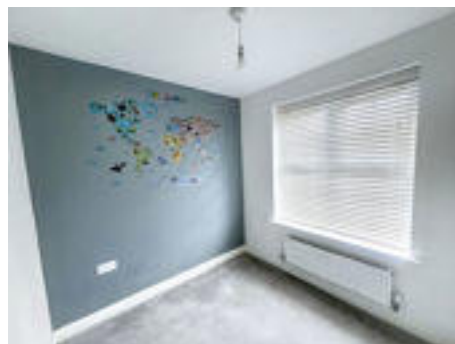
Kitchen-Diner

Spacious and bright open plan kitchen-diner with fitted wall and base units, complementary work surfaces, integrated electric oven and gas hob with extractor over, fridge-freezer, stainless steel sink with mixer tap and dishwasher, as well as plumbing for a washer.



Office/Playroom

With carpeted flooring, double glazed window to front elevation and a central heating radiator.



WC

With WC and hand wash basin and central heating radiator.



Bedroom One

Large double bedroom with carpeted flooring, fitted wardrobes, a large double glazed window to front elevation and central heating radiator.



En-Suite

With WC, hand wash basin and shower cubicle, central heating radiator and a double glazed window to front elevation.



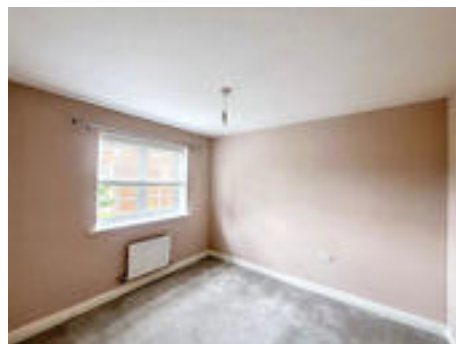
Bedroom Two

Double bedroom with double glazed window to rear elevation, carpeted flooring and a central heating radiator.



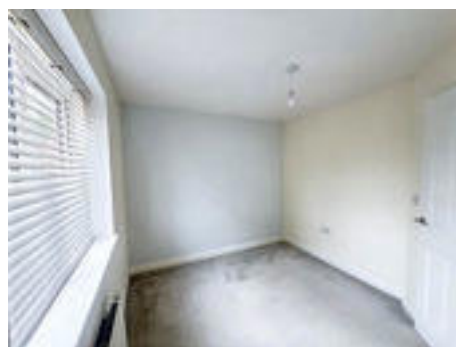
Bedroom Three

Double bedroom with central heating radiator, double glazed window to front elevation and carpeted flooring.



Bedroom Four

With carpeted flooring, central heating radiator and a double glazed window to rear elevation.



Bathroom

Fitted suite comprising; WC, hand wash basin, panelled bath with shower over, double glazed window to rear elevation, tiled flooring and walls.



External

To the side of the property is a double driveway and single garage, to the rear is a large, enclosed garden laid with lawn and patio, perfect for outdoor entertaining or al fresco dining.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		93
(81-91) B	84	
(69-80) C		
(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	

Geranium Drive, Morpeth, Northumberland, NE61 3EY

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

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