

**To rent**

3 bed terraced house to rent in

Witton Court, Washington, Tyne and Wear,
NE38 0JH

£895 pcm

 x3  x1  x1

Driveway parking

Unfurnished

Property features

- ✓ Available Now
- ✓ End Terrace
- ✓ Three Bedrooms
- ✓ Close to Local Amenities
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Sam Tollett
Senior Manager
Washington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this beautifully presented three bedroom terraced house, ideally located in the ever-popular Witton Court, Washington. Perfect for families or those seeking a well-kept home in a convenient location, this property offers spacious living and modern features throughout.

The accommodation briefly comprises: an inviting entrance hall, a well-proportioned fully fitted kitchen including a built in fridge freezer, dishwasher, oven, microwave, and washing machine. Along with a bright open plan living and dining room that flows seamlessly into the conservatory, creating an excellent space for both relaxing and entertaining. The property also benefits from a downstairs WC for added convenience.

To the first floor, you will find three generously sized bedrooms and a modern family bathroom. The home has also recently had a new boiler and fuse board installed, providing peace of mind and energy efficiency.

Externally, the property boasts low-maintenance gardens and is ideally situated close to local schools, shops, and transport links.

This property is not to be missed – early viewing is highly recommended!

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: £920.00

Length of Tenancy: 6 Months

Rent: £895 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: Driveway

Heating: Gas

External Front



Entrance Hall

3.07m x 1.06m (10'0" x 3'5")



Living/Dining Room

6.03m x 4.41m (19'9" x 14'5")



Kitchen

2.955m x 2.615m (9'8" x 8'6")



Conservatory

4.005m x 3.355m (13'1" x 11'0")



Downstairs WC

2.147m x 0.89m (7'0" x 2'11")



First Floor Landing

2.988m x 2.709m (9'9" x 8'10")



Bedroom 1

4.434m x 2.961m (14'6" x 9'8")



Bedroom 2

3.442m x 3.006m (11'3" x 9'10")



Bedroom 3

2.996m x 2.277m (9'9" x 7'5")



Bathroom

2.005m x 2.063m (6'6" x 6'9")



Rear Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Witton Court, Washington, Tyne and Wear, NE38 0JH

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

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