



4 bed upper flat to rent in NE33

Devonshire Street, South Shields, South Shields, Tyne and Wear, NE33 5SU

£850 pcm

 x4  x1  x1

On Street parking

Furnished

Property features

- ✓ 4 Bed Property
- ✓ fully furnished property
- ✓ Available May
- ✓ can be offered on unfurnished
- ✓ 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

Keith Wallace
Senior Valuer
South Shields

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the rental market this spacious four-bedroom upper flat, ideally situated on Devonshire Place, South Shields.

Offered fully furnished throughout, this well-presented property provides generous living accommodation. The bright and spacious lounge benefits from a dining area, two comfortable leather sofas, and additional furnishings, creating an ideal space for relaxing or entertaining.

The fitted kitchen is located to the rear of the property and comes fully equipped with a range of white goods, offering practicality and convenience.

The property boasts four bedrooms, including three generously sized double rooms and one smaller bedroom, all furnished with beds, wardrobes, and drawer units.

Externally, the property benefits from a private rear yard, providing useful outdoor space.

This large four-bedroom apartment is rarely available on the rental market and can also be offered unfurnished at the same price if preferred.

Ideally located close to Tyne Dock, the property enjoys excellent transport links along with easy access to local amenities.

Early viewing is highly recommended to appreciate the size and quality of this property.

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: £875.00

Rent: £850 pcm

Property Type: Upper Flat

USPs: Furnished, Allows children, Allows pets

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: 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	75
(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	

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

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