



To rent

pattinson P

2 bed terraced house to rent in

Pont Street, Ashington, Northumberland,
NE63 0HH

£675 pcm

H x2 D x1 B x1

On Street parking

Part Furnished

Property features

- ✓ Two Bedroom Terraced House
- ✓ Garden to Rear
- ✓ Well Presented Throughout
- ✓ On-Street Parking
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this two bedroom terraced house situated on Pont Street in the heart of Ashington, Northumberland. Ideally located close to local primary and secondary schools and the town centre with a variety of shops, supermarkets, leisure facilities and travel links including the new train station linking directly into Newcastle city centre.

This property is beautifully presented throughout, available for immediate move-in.

To the ground floor: lounge with open fire, kitchen, inner hallway and ground floor bathroom. To the first floor two spacious bedrooms. Externally to the front a delightful enclosed lawned garden with gated access. To the rear there is on-street parking available.

Contact our Ashington team to arrange a viewing. 01670568096 - ashington@pattinson.co.uk

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: £778.85

Rent: £675 pcm

Property Type: Terraced House

USPs: Part furnished

Parking: On Street

Heating: Gas

Lounge

4.81m x 5.75m (15'9" x 18'10")

Sliding doors opening into the front garden, black feature fireplace and hearth with open fire, radiator.



Kitchen

3.67m x 3.00m (12'0" x 9'10")

Main access door to the rear, two windows to rear. Fitted with a range of wall, floor and drawer units with wood effect worktops and tiled splashbacks, stainless steel sink and drainer with mixer tap, vinyl flooring, radiator.



Bathroom

1.89m x 1.65m (6'2" x 5'4")

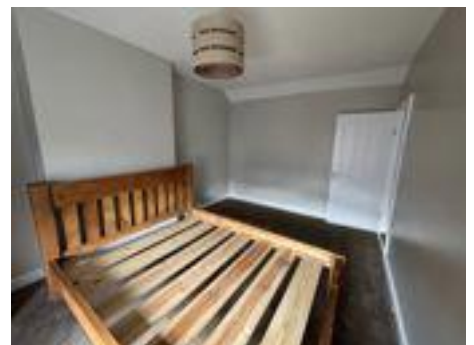
Frosted window to rear. Fitted with a paneled bath with hand held shower, pedestal wash hand basin, push button w.c, partially tiled walls, vinyl flooring, radiator.



Bedroom One

4.88m x 2.97m (16'0" x 9'8")

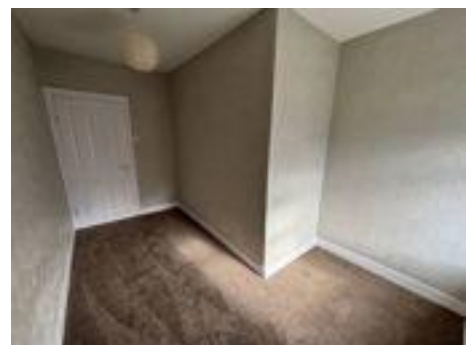
Window to front, radiator.



Bedroom Two

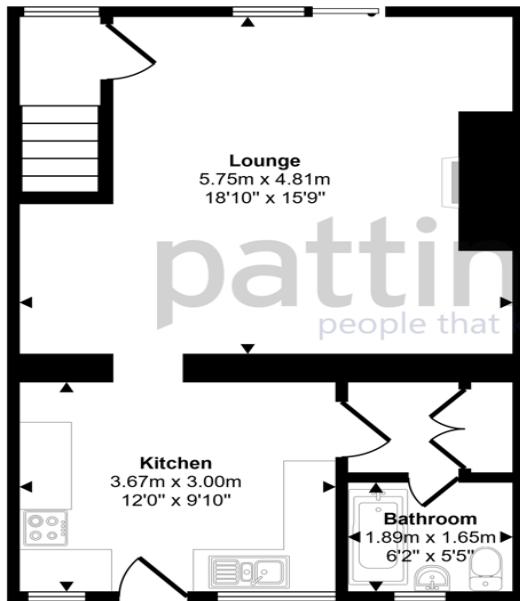
3.90m x 2.61m (12'9" x 8'6")

Window to front, radiator.

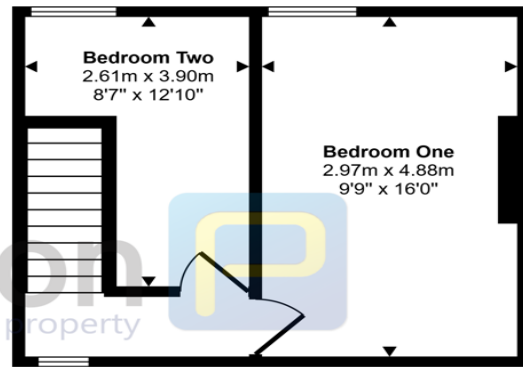


Rear Garden

Approx Gross Internal Area
75 sq m / 810 sq ft

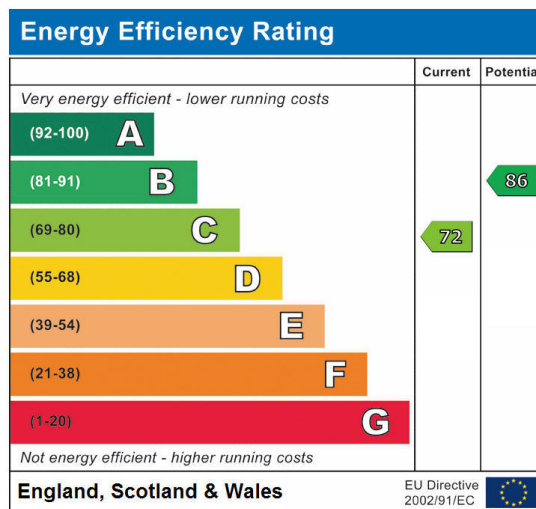


Ground Floor
Approx 47 sq m / 510 sq ft



First Floor
Approx 28 sq m / 300 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Pont Street, Ashington, Northumberland, NE63 0HH

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk, www.pattinson.co.uk

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