



## 1 bed end of terrace house to rent in TS19

Brundall Close, Stockton-on-Tees, Durham, TS19 0XF

# £650 pcm

🛏 x1 🚿 x1 🚻 x1

Driveway parking

Unfurnished

## Property features

- ✓ Popular ElmTree Location
- ✓ Close to Local Amenities and Transport Links
- ✓ One Double Bedroom
- ✓ Cul De Sac Location
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Melanie Devine  
Branch Manager  
Stockton On Tees

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A fantastic rental opportunity, this well-presented one bedroom end-terrace property offers spacious accommodation together with the added benefit of off-street parking.

The accommodation briefly comprises an entrance hall, a bright and spacious lounge, and a fitted kitchen to the ground floor. To the first floor, there is a generously sized bedroom and a bathroom. Externally, the property benefits from off-street parking, enhancing its appeal and convenience.

Ideally suited to professional tenants or couples, this property offers comfortable living in a desirable setting and is expected to attract strong interest.

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: £675.00

Length of Tenancy: 6 months

Rent: £650 pcm

Property Type: End of terrace house

USPs: Allows children, Allows pets, Allows smokers

Parking: Driveway

Heating: Gas

## Entrance



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## Lounge



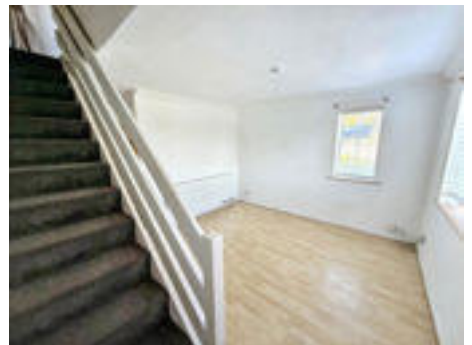
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## Kitchen



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## Stairs to First Floor



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## Bedroom One



## Bathroom W/C




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## External





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, [stockton@pattinson.co.uk](mailto:stockton@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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