

**To rent**

3 bed terraced house to rent in

Pemberton Avenue, Consett, Durham,
DH8 8AN

£750 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Three bedroom mid stone built
- ✓ Refurbished with new kitchen units and bathroom
- ✓ Lounge & Kitchen/diner
- ✓ Gas Central Heating & Double
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

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Senior Valuer
Consett

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Recently refurbished three bedroom mid terrace stone built property for rent in Consett. This property offers good size accommodation and has been decorated throughout with new flooring, bathroom and kitchen units. Located close to local shops, schools, amenities and within a short distance of Consett town centre.

The floorplan comprises Entrance hall, lounge and kitchen/diner. To the first floor three bedrooms and bathroom. Further benefits include gas central heating, double glazing, front and rear gardens. The property is available now.

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: £865.38

Rent: £750 pcm

Property Type: Terraced House

USPs: Allows smokers

Parking: On Street

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

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

Entrance Hall

Double glazed entrance door, double glazed front aspect window, stairs top the first floor, door into the lounge.

Lounge

4.70m x 3.80m (15'5" x 12'5")

Double glazed front aspect window, double radiator, archway into the kitchen/diner.



Kitchen/Diner

4.90m x 2.70m (16'0" x 8'10")

Fitted wall and base units incorporating counter work tops with a single drainer sink unit, built in electric oven and gas hob, space for the washing machine, double radiator, built in cupboard, double glazed rear aspect window and back door.



First floor landing

Access to roof space

Bedroom One

3.80m x 3.50m (12'5" x 11'5")

Double glazed front aspect window, single radiator, built in cupboard.



Bedroom Two

2.40m x 2.80m (7'10" x 9'2")

Double glazed rear aspect window, single radiator.



Bedroom Three

4.10m x 1.70m (13'5" x 5'6")

Double glazed rear aspect window, single radiator.



Bathroom

White three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c. single radiator, built in cupboard, double glazed rear aspect window.

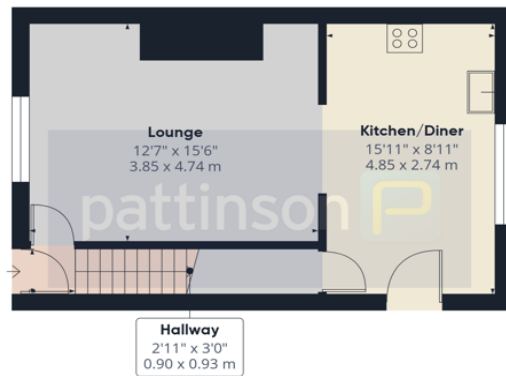


Front garden

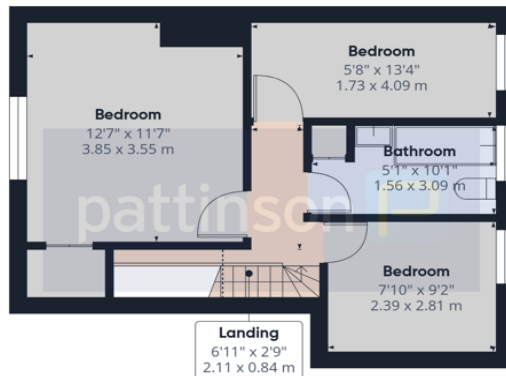
Laid mainly to lawn, shrub borders, fenced boundaries, passage way leading to the rear garden.

Rear garden

Laid mainly to lawn, paved patio area, shrub borders with fenced boundaries.



Floor 0



Floor 1

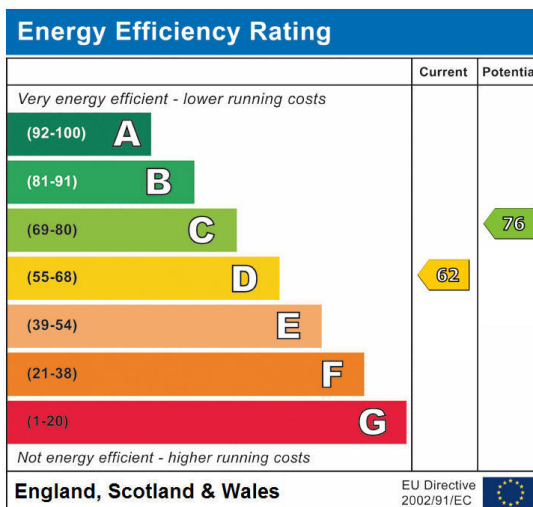
Approximate total area^m
759 ft²
70.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS (PAS 9C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Pemberton Avenue, Consett, Durham, DH8 8AN

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

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