



3 bed terraced house to rent in

Baltic Court, Westoe Crown Village, South Shields, Tyne and Wear, NE33 3NT

£900 pcm

 x3  x1  x1

On Street parking

Unfurnished

Property features

- ✓ 3 Bed property
- ✓ Private Garden
- ✓ Westoe Crown Village
- ✓ Available 13th June
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ 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 rarely available three-bedroom terraced property situated on Baltic Court, within the highly sought-after Westoe Crown Village development in South Shields.

The property offers well-presented and spacious accommodation throughout. To the ground floor, there is a convenient WC, a generous lounge to the front aspect, and a modern fitted kitchen to the rear featuring integrated appliances. French doors lead from the kitchen onto a private, low-maintenance paved rear garden, providing an ideal outdoor space for relaxing or entertaining.

To the first floor lies bedroom one with ensuite, bedroom two, bedroom three and a contemporary family bathroom.

Ideally located, the property is within walking distance of the beautiful South Shields coastline, the Ocean Beach Pleasure Park, as well as the popular restaurants and cafés along Ocean Road. Excellent transport links and local amenities are also close by, making this an ideal home for families and professionals alike. 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: C

Deposit: £925.00

Rent: £900 pcm

Property Type: Terraced House

USPs: Garden, Allows children, Allows pets, Allows smokers

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		87
(69-80) C	74	
(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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