3 bed terraced house to rent in

Kendal Drive, Cramlington, Northumberland, NE23 2XW

£895 pcm

x 3 x 1 x 1

Garage parking

Unfurnished

Property features

- Three bedrooms
- Newly renovated kitchen
- Garage
- Close to local amenities
- EPC Rating C

Key Information

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

Arrange a viewing

Teri Dunning
Cramlington

01670 568098
cramlington@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

A well-presented three-bedroom terraced home to let situated in a popular residential area of Cramlington.

The accommodation briefly comprises an entrance hallway leading to a spacious living room and a newly renovated kitchen/diner, offering an ideal space for both family living and entertaining.

To the first floor, there are three bedrooms and a modern family bathroom.

Externally, the property benefits from an enclosed rear garden, perfect for outdoor enjoyment. A garage is located within a nearby block, with parking available directly in front of the garage.

Conveniently located near shops and schools, residents will benefit from easy access to essential amenities and services. Whether commuting for work via public transport or enjoying a day out shopping, everything is within reach.

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: £920.00

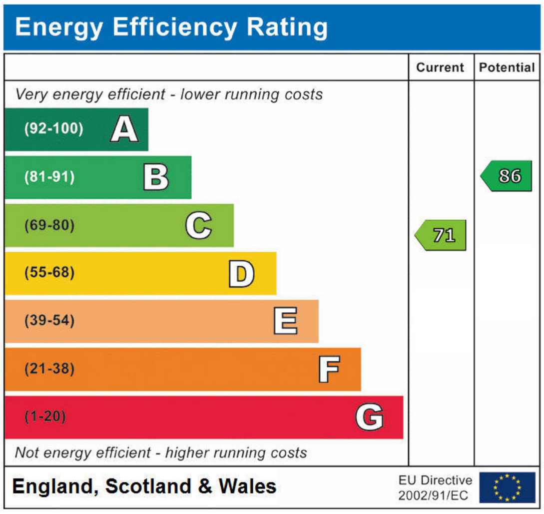
Rent: £895 pcm

Property Type: Terraced House

USPs: Allows children, Allows pets

Parking: Garage

Heating: Gas



Kendal Drive, Cramlington, Northumberland, NE23 2XW

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

Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098, cramlington@pattinson.co.uk, www.pattinson.co.uk

RICS | Client Money Protection

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK