



### 3 bed town house to rent in TS18

Sydenham Road, Stockton-on-Tees,  
Stockton-on-Tees, Durham, TS18 4DE

# £725 pcm

 x3  x1  x2

Allocated parking

Unfurnished

### Property features

- ✓ MODERN FITTED KITCHEN
- ✓ ENCLOSED REAR COURTYARD
- ✓ CLOSE TO LOCAL AMENITIES
- ✓ SPACIOUS ROOMS THROUGHOUT
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ 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

New to the market we have a three bedroom terraced property located in Oxbridge, a popular area within Stockton. Positioned within easy walking distance of several highly regarded primary schools, Ropner park, Stockton train station, and the town centre. To the ground floor you will find a spacious living room, separate dining room, recently NEW fitted kitchen and a further rear reception room. To the first floor there are three double bedrooms, a shower room, and a family bathroom. Externally to the rear there is a private courtyard.

UNFURNISHED

AVAILABLE NOW

EPC RATING D

COUNCIL TAX BAND B

GUARANTOR REQUIRED

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: B

Deposit: £836.00

Length of Tenancy: 0

Rent: £725 pcm

Property Type: Town House

USPs: Allows children, Allows pets, Allows smokers

Parking: Allocated

Heating: Gas



| Energy Efficiency Rating                           |         |                                                                                                               |
|----------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                    | Current | Potential                                                                                                     |
| <i>Very energy efficient - lower running costs</i> |         |                                                                                                               |
| (92-100) <b>A</b>                                  |         |                                                                                                               |
| (81-91) <b>B</b>                                   |         | 84                                                                                                            |
| (69-80) <b>C</b>                                   |         |                                                                                                               |
| (55-68) <b>D</b>                                   | 66      |                                                                                                               |
| (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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