



To rent

1 bed upper flat to rent in NE33

Cook Close, South Shields, South Shields,
Tyne and Wear, NE33 5DD

£550 pcm

 x1  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ One Bedroom Upper Flat
- ✓ Refurbished
- ✓ Available Now
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric

Arrange a viewing

Emily Blenkinsop
Sales Negotiator
South Shields

0191 4540488
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the rental market this one bedroom upper flat in South Shields, available now. The property is offered unfurnished and features electric heating throughout.

The flat includes one reception room, a bathroom, and a bedroom, providing a straightforward layout suited to a range of tenants.

For further information or to arrange a viewing, please contact Pattinson Estate Agents.

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: £634.62

Rent: £550 pcm

Property Type: Upper Flat

USPs: Allows smokers

Parking: Allocated

Heating: Electric

Front Exterior



Living Room

4.50m x 2.80m (14'9" x 9'2")



Kitchen



Bedroom 1

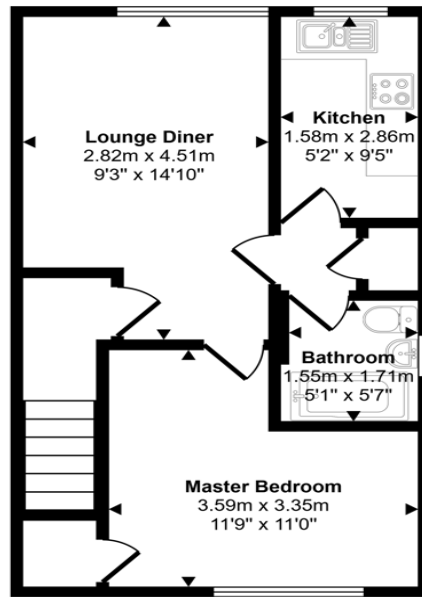
3.60m x 3.40m (11'9" x 11'1")



Bathroom

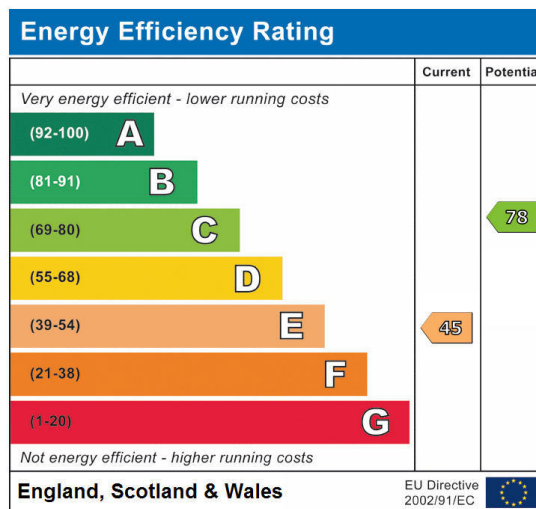


Approx Gross Internal Area
37 sq m / 397 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Cook Close, South Shields, South Shields, Tyne and Wear, NE33 5DD

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

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