



To rent

3 bed semi-detached house to rent in NE29

Waterville Road, North Shields, Tyne and Wear, NE29 6AY

£950 pcm

 x3  x1  x1

Off Street parking

Unfurnished

Property features

 EPC Rating C

Key Information

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

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson are pleased to welcome to the rental market this immaculate unfurnished three bedroom house situated in this popular area in North Shields within walking distance to local amenities and transport links. North Shields town centre and Royal Quays shopping centre are also close by.

Comprising entrance, lounge to the front of the property with large double glazed window, good sized kitchen fully fitted with dining area, doors to the rear garden, first floor bedroom 1 double to the front of the property with fitted wardrobes, bedroom 2 double to the rear of the property, bedroom 3 single to the front, bathroom with white suite and shower. Externally there are garden to the front, rear with decked patio area and garden. STUNNING NOT TO BE MISSED!!!

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: £975.00

Rent: £950 pcm

Property Type: Semi-detached house

USPs: Allows children, Allows pets

Parking: Off Street

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

Lounge

4.10m x 3.50m (13'5" x 11'5")



Kitchen

4.50m x 2.40m (14'9" x 7'10")

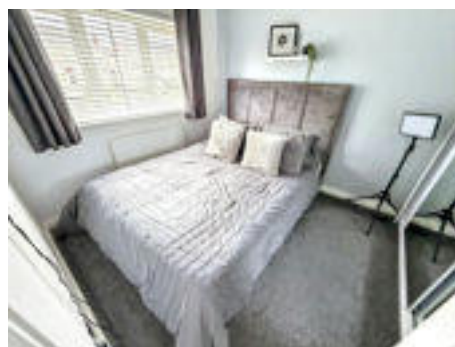


Kitchen Photo Two



Main bedroom

3.30m x 2.50m (10'9" x 8'2")



Bedroom Two

3.10m x 3.10m (10'2" x 10'2")



Bedroom Three

2.10m x 2.00m (6'10" x 6'6")



Bathroom



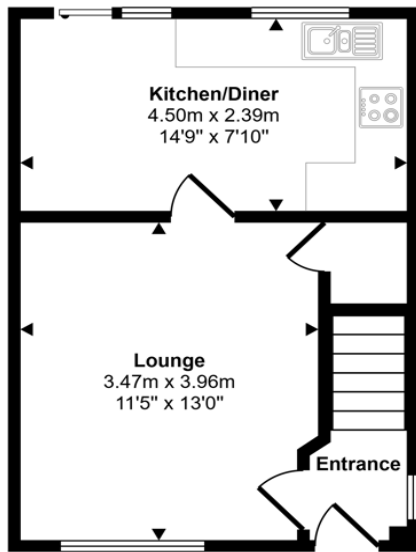
Landing



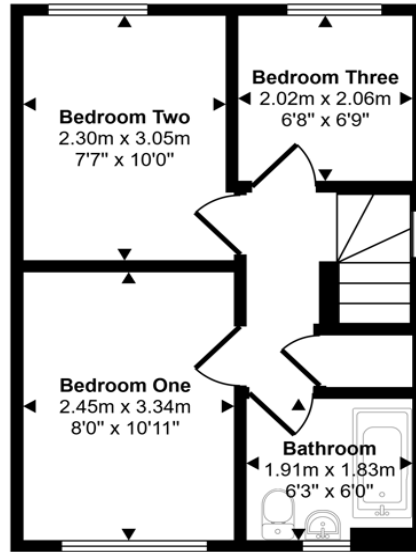
Garden



Approx Gross Internal Area
59 sq m / 633 sq ft



Ground Floor
Approx 29 sq m / 315 sq ft



First Floor
Approx 30 sq m / 318 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C	73	
(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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